

CHARLOTTESVILLE, VIRGINIA COMPREHENSIVE PLAN 2013

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weekday morning on the downtown mall

INTRODUCTION

VISION

The Comprehensive Plan's purpose is to implement the City Council Vision while providing general guidelines for future development and neighborhood stability.

a Charlottesville Mural Project installation in Belmont

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LOVE
CHARLOTTESVILLE
A LOT

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LAND USE

The use of land in Charlottesville supports human activities and reflects community values. Our land use plan aims to promote harmonious development and support neighborhoods and places that allow residents to live, work, shop and play in proximity. Charlottesville's land use patterns will create, preserve, and enhance neighborhood character, improve environmental quality, integrate a diversity of uses, encourage various modes of transportation, promote infill development, and increase commercial vitality and density in appropriate areas. These interdependent parts will converge to enhance the social, cultural, recreational and economic needs of our City.



COMMUNITY FACILITIES

The City of Charlottesville's civic facilities and services are important to fostering a healthy and vibrant community. Residents benefit from access to excellent public services, recreational facilities and public buildings. Therefore, Charlottesville will have outstanding civic and recreational facilities, bicycle and walking trails and be served by a strong support system that includes one of the nation's best emergency response systems. Effective and efficient water, wastewater and stormwater services will support the health and welfare of the City.



ECONOMIC SUSTAINABILITY

A strong economy is essential to the social, cultural and financial vitality of our city. Public and private initiatives help create employment opportunities and a vibrant and sustainable economy. The City of Charlottesville is committed to creating a strong, diversified economy and an environment that provides career ladder employment opportunities for residents. At its best, Charlottesville is a community with an effective workforce development system and a business-friendly environment that supports entrepreneurship; innovation; heritage tourism; commercial, mixed use, and infill development; and access to a growing array of diverse employment and career ladder opportunities for all City residents. The Downtown Mall, as the economic hub of the region, features a vibrant historic district with arts and entertainment, shopping, dining, cultural events and a dynamic City Market.



ENVIRONMENT

The City of Charlottesville will be a green city, with clean and healthy air and water, sustainable neighborhoods, ample open space and natural areas that balance increased development and density in residential and economic centers, and walkable, bikeable and transit-supportive land use patterns that encourage healthy lifestyles.



HOUSING

The quality and diversity of the City of Charlottesville's housing stock creates the basis for viable neighborhoods and a thriving community. In order to be a truly world class city, Charlottesville must provide sufficient housing options to ensure safe, appealing, environmentally sustainable and affordable housing for all population segments and income levels, including middle income. Consequently, City neighborhoods will feature a variety of housing types, housing sizes, and incomes all within convenient walking, biking or transit distances of enhanced community amenities that include mixed use, barrier free, higher density, pedestrian and transit-oriented housing at employment and cultural centers connected to facilities, parks, trails and services.



TRANSPORTATION

The City of Charlottesville's transportation network provides the fundamental framework for creating a safe, livable community while reinforcing more sustainable land use patterns. The system connects people to each other and to destinations, fosters economic activity and provides public space for human interaction. As a result, the transportation system should be designed for everyone, whether young or old, motorist or bicyclist, walker or wheelchair user, bus rider or shopkeeper. A multimodal transportation network is an effective, flexible framework for building community and creating places in our City.



PURPOSE OF THE PLAN

HISTORIC PRESERVATION & URBAN DESIGN

Urban design and historic preservation contribute to the character and quality of neighborhoods, and to the aesthetic value of the entire community. As a result, the City of Charlottesville will be a well-designed community with neighborhoods, buildings, and public spaces, including the Downtown Mall, that are human scaled, sustainable, healthy, equitable and beautiful. Charlottesville will also seek to preserve its historic resources through education and collaboration to maintain the character of our neighborhoods' core historic fabric, our major routes of tourism and our public spaces.



The Comprehensive Plan should coordinate public and private development with present and future policies that are reflected through zoning, capital improvement programs, code enforcement, and other means.

A secondary purpose of the Comprehensive Plan is to comply with state regulations that require local planning. Virginia Code requires community plans to be reviewed and updated once every five years as necessary. In 2001, the City of Charlottesville completed a revision of the Comprehensive Plan. The 2006 review produced minor revisions with increased attention to transportation and housing.

The 2012 review also was organized and conducted as an update with minor content revisions and substantial attention to reorganizing and reformatting the Comprehensive Plan document.

The 2012 Plan is concise and efficient, designed primarily for electronic use. When users access the 2012 Plan online, they will find digital links to an array of supporting documents, plans, and studies, which are digitally embedded throughout the Plan. The 2007 Plan contained voluminous amounts of reference and resource-related information, but much of that information now can be accessed online through the digital links.

All supplemental documents in the Plan will include subsequent versions of those documents following adoption of this Plan to allow up-to-date information to be referenced as needed. Any changes to the Chapters themselves would need to be reviewed through the public process.

DETERMINATION OF THE PLANNING PERIODS

Considerable effort has been directed at developing a Comprehensive Plan that both responds to current development trends and anticipates long-range requirements for developable land and related public improvements. To distinguish between immediate and long-range needs, two planning periods have been established: a short-range period, up to 2017, for which decisions

reflect development trends that are underway or imminent and offer more immediate ways to protect and enhance neighborhoods; and a long-range period, which extends beyond 2017, for which policies are formulated to direct anticipated growth and aim to improve our neighborhoods. These two planning periods have been used in the analysis of community resources and in the formulation of proposals regarding the timing of future development.

CITIZEN PARTICIPATION

Citizen participation is considered an important element in the Comprehensive Planning Process. In order to prepare a plan that is fully responsive to the needs of community residents, the Planning Commission carried out an extensive program of citizen review and participation. The objectives in encouraging public participation were to assist local residents in understanding the planning process, to allow residents to discuss the future of their community, to incorporate public input into the formation of policies for the future, and to transmit these comments to members of the Planning Commission and the City Council. The Planning Commission also emphasized open and free distribution of information and encouraged public involvement in the formulation of goals, policies, and implementation strategies. The following processes and outreach efforts demonstrate the City's efforts to engage in effective public participation:

2006 NEIGHBORHOOD DESIGN DAY

Materials from the 2006 Community Design Process were evaluated to determine which recommendations would be included in the 2013 Comprehensive Plan. These materials were included as Neighborhood Plans in the 2007 Comprehensive Plan as an appendix. Staff reviewed and categorized each statement resulting from that effort and

found that the majority of these neighborhood statements are supported by the 2013 Comprehensive Plan.

The 2013 Comprehensive Plan includes the additional following items:

- the addition of references that highlight the importance and the promotion of mixed-use development opportunities in our community, and
- the addition of a goal to support planning efforts for the Rivanna River.

LAND USE OPINION SURVEY

As a part of the update of the Land Use chapter of the Comprehensive Plan, staff gathered input from multiple sources, especially members of the public who do not often participate in the visioning and planning of the City. Staff particularly wanted to gain input on the idea of creating more neighborhood commercial nodes in the City, as well as identifying the kinds of improvements the public would like to see in residential neighborhoods.

The survey effort produced the following overarching Land Use Focus Groups

City staff attempted to engage various groups of people in a series of focus group conversations regarding various aspects of the City. Among the discussions, staff engaged residents on their City preferences, opportunities

for improvement, and how their unique experiences in and around the City might benefit the planning process. Commonalities among the nine focus groups included the following several themes:

- A desired City focus on pedestrian and bicycle infrastructure improvements,
- Strong support for open space and parks, and
- A need for balanced economic development. themes:
- There is strong support for the existing character of the City of Charlottesville, and this character should be maintained.
- There is support for increased access to alternative modes of transportation, whether public transportation, or walking and bike routes.
- Many citizens voiced a need preserve and increase the amount of green and open space.

COMMUNITY OUTREACH MEETING

In the fall of 2012, Neighborhood Development Services hosted a series of meetings to gain feedback on the Comprehensive Plan chapter goals and the draft Land Use map.

The meetings occurred on three evenings at Buford Middle School and at Venable and Clark Elementary Schools. All three meetings had the same content, which included the following:

- An overview of the planning

efforts and principles of the recent past.

- Citizen feedback on a condensed version of each of the Comprehensive Plan chapter visions and 4-6 overarching goal themes. Staff reviewed each of the chapters to create one-sentence goals that captured the spirit of the chapter goals. Participants used a real time selection tool and were asked to select 2-3 of the goals from each chapter as priorities for implementation and early action.
- A gallery of posters and maps explaining the draft land use map changes and feedback stations for public comment.

LAND USE FOCUS GROUPS

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- A need for balanced economic development.



bicyclists at Storyline Camp

photo by Lindsey Henry

REGIONAL PLANNING

In 1998, the Thomas Jefferson Sustainability Council created the Thomas Jefferson Sustainability Accord, which is incorporated into this plan by reference, which speaks to the overriding theme of this document. In 2011, the Thomas Jefferson Planning District Commission (TJPDC) received a \$999,000 grant to develop a Livability Implementation Plan for the Charlottesville-Albemarle Metropolitan Planning Organization (MPO) area. The

process to develop this plan, referred to as the Livable Communities Planning Project, builds upon the region's 1998 Sustainability Accords and other area planning documents to integrate cross-cutting strategies for land use, transportation, housing economic vitality, air and water quality, and energy use. The Livable Communities project was launched in April 2011 in conjunction with the kick off to the Charlottesville and Albemarle County Comprehensive Plans and the MPO

Long Range Transportation Plan update processes. In addition to the Livability Implementation Plan, the Livable Communities project was able to provide additional public input for the City's comprehensive plan update.

The 1998 Sustainability Accord can be accessed here: 

LIVABLE COMMUNITIES PLANNING PROJECT

In 2011, the U.S. Department of Housing and Urban Development (HUD) awarded nearly \$100 million in grants to 45 communities across the country. The grants were intended to support livability and build economic competitiveness by connecting housing with good jobs, quality schools, and transportation. The process to develop this plan, referred to as the Livable Communities Planning Project, builds upon the region's 1998 Sustainability Accord and other area planning documents to integrate cross-cutting strategies for land use, transportation, housing economic vitality, air and water quality, and energy use.

The project consortium consists of 4 primary partners:

1. The University of Virginia,
2. The City of Charlottesville,
3. The County of Albemarle, and
4. The Thomas Jefferson Planning District Commission; and

5 advisory council partners:

1. The Jefferson Area Board for Aging,
2. The Rivanna River Basin Commission,
3. The Local Area Energy Program,
4. The Thomas Jefferson Partnership for Economic Development, and
5. The Livability Partnership Group.

The Livability Partnership Group is made up of more than 60 representatives of community organizations. The organizations range from neighborhood associations, political parties, environmental interest groups, to housing advocacy organizations, and hobby guilds, and others groups.

The existing Planning Action Coordination Council (PACC), made up of representatives from the University of Virginia, the City of Charlottesville, and the County of Albemarle, is the designated governing body of the project.


The Livable Communities project launched in April 2011 in conjunction with the kickoff to

the Charlottesville and Albemarle County Comprehensive Plan and the MPO Long Range Transportation Plan update processes. Project staff has assisted in coordinating public input into the three plan updates, as well as coordinating and collaborating with project partners toward the completion of the five deliverables that will comprise the Livability Implementation Plan.

These five deliverables are:

1. A Performance Measurement System to analyze where the region stands with respect to transportation, the environment, housing, economic development, and energy use.
2. One map reflecting future land use designations and transportation projects for the City of Charlottesville and the County of Albemarle.
3. A list of recommended Livability policies to inform the Charlottesville and Albemarle Comprehensive Plans, and the MPO Long Range Transportation Plan.
4. Recommendations for code and ordinance changes to help implement recommended Livability policies.

5. Recommendations for voluntary individual and community-wide actions that will support Livability within the community.

Products from the Livable Communities project will be available as completed at the project website: 1-community.org. 

CHARLOTTESVILLE & ALBEMARLE JOINT GOALS

The City and County Planning Commissions began meeting together regularly in March of 2011 with the intent of working on community issues which reach across shared jurisdiction boundaries. The process began with a review of the future


land use map along the community boundaries in association with the One Map Livable Communities project deliverable and progressed to a discussion of regional priorities based on current plans and community input. Once the areas where the commissions wanted to focus were determined, the public provided additional comment at community forums and the Commissioners created detailed language. The result of the joint process is attached to the introduction.

Furthermore, the Commissions highlighted two areas where they would like to begin their work, which include the following:

1. Creation of a plan that incorporates a unified vision for

land uses adjacent to the Rivanna River that support the river corridor as a destination; and that develops a shared vision for parks, trails, and recreational opportunities associated with the river.

2. Creation of a plan that coordinates building the sidewalk network across City-County boundaries, and creates dedicated bike-pedestrian connections across physical barriers within the community.

It is anticipated that the commissions will work together in the coming years to move towards implementation of these objectives in a coordinated manner. 

USE OF THE PLAN

This Plan may be used effectively in a variety of ways. First, and foremost, it should serve as a guide for the government and neighborhoods of Charlottesville in considering and making decisions about land use and urban development related matters.

Second, the Plan may serve as a source of information for private sector entities concerned with the location, timing, and intensity of new development.

Third, it is important that the Plan be used as a means of coordinating

local government activities including capital improvements programming, community and economic development activities, zoning, housing initiatives, transportation improvements, open space utilization, and community facility plans aimed at improving our neighborhoods and quality of life.

Because this Plan presents an outline for the pattern, intensity, and timing of land uses, it should be used as the primary source of information for those persons engaged in urban policy-making and administration.

The end result toward which the Comprehensive Planning Process has been directed is to give guidance to short term and long term decisions that affect the quality of life in our neighborhoods and community. It includes recommendations for the location, timing, and intensity of development, and the establishment of standards for assessing the desirability of development proposals. This plan is meant to form a comprehensive basis for decision making for the next twenty years.

APPENDIX

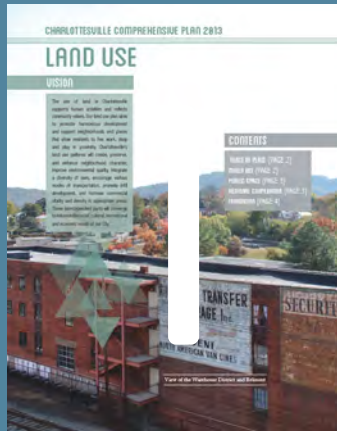
Additional reading for Introduction to the Comprehensive Plan:

INTRODUCTION

- The 1998 Sustainability Accords [!\[\]\(38441ceaa711016e0bf2ad46ad394ff4_img.jpg\)](#)
- Livability Project & Charlottesville and Albemarle County Joint Vision and Goal Language [!\[\]\(6e027340d4263908f264926b1ad81c5e_img.jpg\)](#)



COMPREHENSIVE PLAN 2013



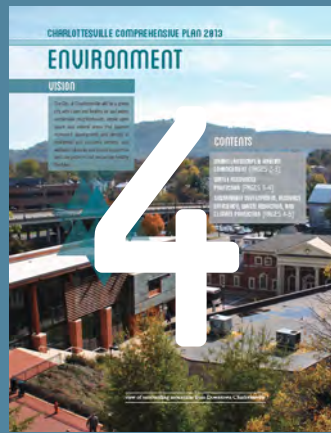
LAND USE



COMMUNITY FACILITIES



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HISTORIC PRESERVATION & DESIGN



many plans
one COMMUNITY
1-coummunity.org

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Michael Osteen	David Neuman

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Kristin Szakos	

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COMPREHENSIVE PLAN DESIGN

Madeleine Hawks

LAND USE

VISION

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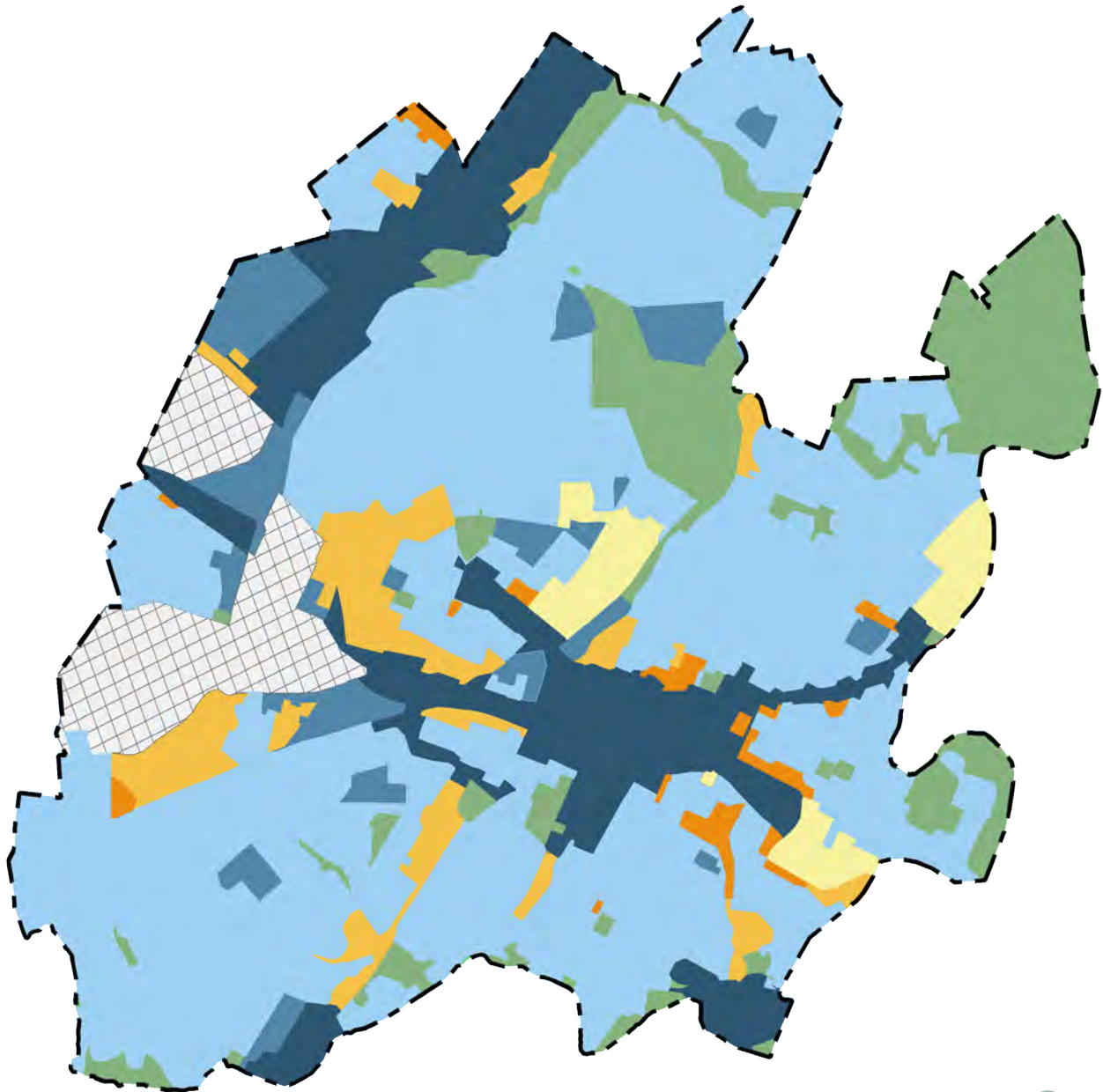
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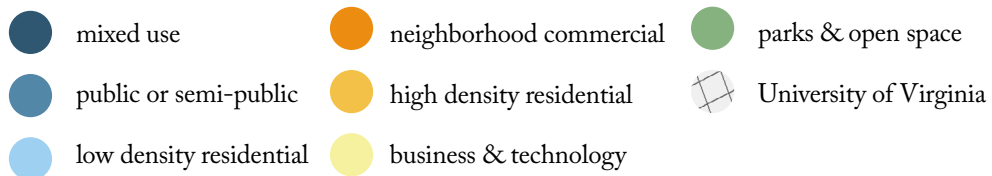
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View of the Warehouse District and Belmont

CHARLOTTESVILLE LAND USE



To see a more detailed version of the Charlottesville Land Use map, click here: [!\[\]\(919a2cb85b99741a73c0c31a427236a8_img.jpg\)](#)



GOAL 1

SENSE OF PLACE

ENHANCE THE SENSE OF PLACE THROUGHOUT CHARLOTTESVILLE.

1.1

Examine opportunities in the following areas: Downtown to Elliott between Avon and Ridge; Woolen Mills; West Main/Ridge McIntire; Cherry/Roosevelt Brown; Fontaine Neighborhood Commercial; Rose Hill; Preston Avenue; McIntire/Harris/Allied; River Road; Emmet Street North of the 250 bypass; High Street/Martha Jefferson; and Fifth Street Extended.*

1.2

Develop common elements of a Small Area Plan as well as a planning process that is both consistent and can be molded to the unique character of each area.

1.3

Create a plan for prioritizing and implementing proposed investments and strategies in Small Area Plans.

1.4

Create a map showing the Small Area Plans in context with the entire City.



artists painting a Charlottesville Mural Project on West Main Street

GOAL 2

MIXED USE

ESTABLISH A MIX OF USES WITHIN WALKING DISTANCE OF RESIDENTIAL NEIGHBORHOODS THAT WILL ENHANCE OPPORTUNITIES FOR SMALL GROUP INTERACTION THROUGHOUT CHARLOTTESVILLE.

2.1

When considering changes to land use regulations, respect nearby residential areas.

2.2

Encourage small businesses that enhance existing neighborhoods and employment centers.

2.3

Enhance pedestrian connections between residences, commercial centers, public facilities, amenities and green spaces.*

2.4

Enhance the role of schools and parks by expanding the community use of these places.

2.5

Expand the network of small, vibrant public spaces, particularly in areas that are identified for higher intensity uses and/or potential higher density.

GOAL 3

PUBLIC SPACE

ENHANCE FORMAL PUBLIC SPACES OF COMMUNITY INTERACTION IN CHARLOTTESVILLE THAT SUPPORT THE CITY'S ROLE AS A CENTER OF URBAN VITALITY.

3.1

Respect natural resources and sensitive environmental areas, including designated flood plain areas, rivers and streams.*

3.2

Enhance existing neighborhood commercial centers and create opportunities for others in areas where they will enhance adjacent residential areas. Provide opportunities for nodes of activity to develop, particularly along mixed-use corridors.

3.3

Increase opportunities for employment centers and diverse

employment opportunities, particularly for targeted industries and businesses.

3.4

Increase both passive and active recreational opportunities for Charlottesville residents.

GOAL 4

REGIONAL COOPERATION

FACILITATE THE CREATION OF NEW OPPORTUNITIES FOR REGIONAL COOPERATION ON LAND USE ISSUES.

4.1

Coordinate with Albemarle County and other regional stakeholders to create a link between the City's pedestrian infrastructure and Monticello.*

4.2

Work with regional partners to draft and implement a plan that better utilizes and protects the Rivanna River as an environmental, recreational and economic amenity.*

4.3

Coordinate with the University of Virginia to take advantage of

opportunities that arise from any potential future expansion of the University and in particular the University Health System.*

4.4

Coordinate with Albemarle County on matters of land use that cross the jurisdictional border.*



public space: Free Speech Monument on the Downtown Mall

GOAL 5

INNOVATION

EXPLORE PROGRESSIVE AND INNOVATIVE LAND USE, DESIGN STANDARDS AND ZONING REGULATIONS TO ACCOMPLISH THE CITY'S VISION.

5.1

Evaluate whether the Planned Unit Development ordinance is successful in providing projects in line with the City's vision for future development.

5.2

Explore the expansion of areas of the City where the Infill Special Use Permit can be utilized.*

5.3

Update the Standards and Design Manual and subdivision ordinance so that these documents promote pedestrian-oriented, environmentally sensitive design where appropriate.

5.4

Update the zoning ordinance as needed so that it complements the City's design guidelines and is sensitive to the history of the community. Provide for the protection of valuable historic resources.

5.5

Revise the Future Land Use Map so that it represents the desired vision for the City's future. Pay special attention to increasing the supply of affordable housing, increasing employment opportunities for all citizens, and encourage the development of mixed income neighborhoods throughout the City.

5.6

Review and revise the light industrial zoning regulations to

reflect contemporary uses. New regulations should increase buffering adjacent to low-density residential neighborhoods, while permitting uses that are compatible with surrounding land use.

5.7

Revise the zoning ordinance so that zoning classifications are based on intensity of use (as defined by density, height and maximum size of allowable use) as well as the type of use.

5.8

Be aware of and learn from applicable experiences, policies, procedures, ordinances and plans of other municipalities in Virginia and the United States.



APPENDIX

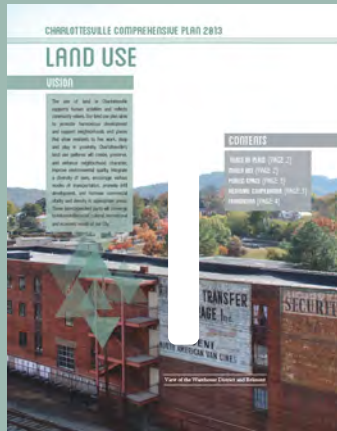
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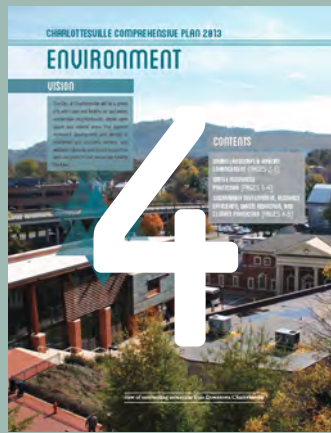
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COMPREHENSIVE PLAN DESIGN

Madeleine Hawks

COMMUNITY FACILITIES

VISION

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McGuffey Block Party during the Tom Tom Festival
photo by Nick Strocchia

GOAL 1

FIRE DEPARTMENT

CONTINUE TO PROVIDE EXCELLENT FIRE PROTECTION SERVICE AND FIRE PREVENTION EDUCATION SERVICE TO THE CITY, THE UNIVERSITY OF VIRGINIA AND PORTIONS OF ALBEMARLE COUNTY.

1.1

Maintain the response time standard of within 6 minutes for 80% of the service calls in the City. Take measures to maintain this standard when increased traffic results from growth, tourism, special events and entertainment venues.

1.2

Provide supplementary support to the Charlottesville Albemarle Rescue Squad.

1.3

Encourage every residential unit to have a properly functioning smoke detector outside every sleeping area.

1.4

Encourage every residential gas customer to have a functioning carbon monoxide unit.

1.5

Achieve an Insurance Service Office Class 1 and thus further reduce the

City's insurance premium for the Fire Department.

1.6

Complete a Facilities Master Plan for the Fire Department to maximize service delivery, energy conservation and safety.

1.7

Prevent fires before they occur through an aggressive public safety education program and through effective fire code enforcement.

GOAL 2

EMERGENCY RESCUE SERVICES

CONTINUE TO PROVIDE EXCELLENT RESCUE SERVICE TO THE CHARLOTTESVILLE AND ALBEMARLE COMMUNITY.

2.1

Resolve the current issues of facility quantity and quality to allow the Emergency department to continue to expand its membership.

2.2

Develop a strategy to address the issue of City-wide and County accessibility so that a quick response time can be maintained.

2.3

Develop funding sources to maintain an effective rescue apparatus replacement schedule to ensure reliable response vehicles and to purchase and implement necessary technology, such as mobile computers.

2.4

Explore feasibility of using alternative firefighting and rescue apparatuses designed to accommodate dense and more compact built environments.



Fry's Spring Fire Station

GOAL 3

POLICE DEPARTMENT

SECURE ADEQUATE FACILITY SPACE, EQUIPMENT AND STAFF FOR THE POLICE DEPARTMENT AND ITS OPERATIONS TO CONTINUE PROVIDING SAFETY AND PROTECTION TO CITY RESIDENTS.

3.1 Identify and obtain permanent, centralized locations for the Jefferson Area Drug Enforcement Task Force and for the Neighborhood Services Bureau.

3.2 Purchase and implement needed technology for the Police Department and its operations.

GOAL 4

SOLID WASTE

4.1 Consider designating several collection stations around the Downtown for daily trash collection rather than having collections at multiple individual locations.

4.2 Explore opportunities to expand public and private recycling, composting, and other innovations for waste management.

GOAL 5

WATER INFRASTRUCTURE

IMPROVE THE WATER SYSTEM INFRASTRUCTURE TO PROVIDE RELIABLE, HEALTHY AND EFFICIENT WATER SERVICE TO CITY RESIDENTS AND ADDRESS INCREASING DENSITIES WITHIN THE CITY AS PART OF ANY IMPROVEMENTS.

5.1 Maintain, repair and replace water lines where necessary.

5.2 Continue to implement the recommended improvements for capacity by reducing infiltration and inflow, fire protection and redundancy of systems through looping lines

from the RWSA Draft Report on the Urban Finished Water Systems Facilities Plan. ▶

5.3 Ensure that all applications for increased density are analyzed to discern adequate water capacity early in the review.

5.4 Identify sources of non-revenue water and reduce the amount.



PBS Nature

GOAL 6

WASTEWATER INFRASTRUCTURE

IMPROVE WASTEWATER INFRASTRUCTURE TO PROVIDE EFFECTIVE AND EFFICIENT SANITARY SEWER SERVICES TO RESIDENTS, TO ACCOMMODATE THE ZONED AND PROJECTED DENSITIES AND USES IN THE CITY AND TO PROTECT PUBLIC HEALTH AND ENVIRONMENTAL QUALITY.

6.1

Map and inventory the existing infrastructure, assess the condition of these facilities and identify actions

that can be taken to improve the conditions of the wastewater network, especially the capacity of the network in prime development areas.

6.2

Emphasize the annual maintenance of wastewater facilities and continue to identify and complete improvement projects that could include increasing the size of pipes to enlarge the system's capacity, relocating main lines that were built on private property or building new main lines to extend the system.

6.3

Complete replacement of designated sanitary sewer projects throughout the City.

6.4

Develop and implement a plan to increase the capacity of the 14/15th St. line. There is evidence that this line is currently over-capacity and will be receiving significant additional flow from recently completed developments (between 2005 and 2007), developments currently under construction and planned development in this area.

GOAL 7

PARKS & RECREATION (UPGRADES)

UPGRADE EXISTING PARK AND RECREATION INFRASTRUCTURE TO MODERN STANDARDS AND ADDRESS THE VALUE AND USES OF NATURAL AREAS.

7.1

Develop and apply as appropriate system-wide design standards.

7.2

Improve the overall aesthetics of park sites through signage, landscaping, parking lot and safety improvements that also include area lighting and trash receptacles.

7.3

Create resource management plans to support and maintain natural areas and create a new core recreation service in environmental education to teach and educate users on the value of these natural areas.*

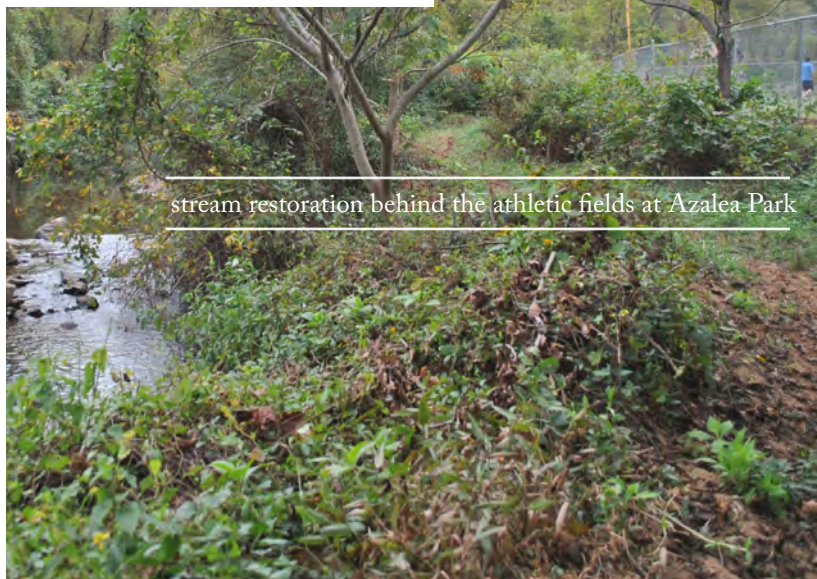
7.4

Update recreation amenities such as tennis courts, outdoor basketball

courts, the skateboard park, picnic shelters, sports fields and playgrounds, and refurbish existing restrooms and drinking fountains.

7.5

When possible, parks should provide a cross functional benefit for the City's environmental goals.



stream restoration behind the athletic fields at Azalea Park



*Goals and objectives are in accordance with the City of Charlottesville and Albemarle County Joint Vision and Goals.

GOAL 8

PARKS & RECREATION (EXPANSION)

EXPAND CURRENT INVENTORY OF PARK FACILITIES.

8.1

Add those facilities identified in the updated Needs Assessment Study.*

8.2

Examine the feasibility of creating a regional park authority in conjunction with City/County planning efforts.*

8.3

Encourage acquisition of natural areas, particularly along existing and

proposed trails, through developer contributions and fee simple purchase.

8.4

Encourage the acquisition of land that serves a cross functional purpose as parkland/public space and the development of green infrastructure for stormwater management.

8.5

Incorporate best practices in the location and design of a range of parks, school yards, public trails and recreational facilities of various scales and functions,

from large natural areas to small urban parks throughout the city.

8.6

Prioritize acquisition of park land.

8.7

Add additional soccer fields to the parks and recreation network.*

8.8

Add fenced, smaller, flexible fields designed to accommodate multiple recreational uses.



McGuffey Park playground

GOAL 9

PARKS & RECREATION (USE)

PROMOTE EFFICIENT USE OF ALL PARK PROPERTIES AND RECREATION FACILITIES *

9.1

Evaluate the level of productivity of each park and recreation facility based on cost per acre to maintain, capacity of use, and cost per experience in each facility.

9.2

Create a Parks and Recreation system wide Master Plan for the City.

9.3

Create an updated master plan for each underperforming park.

9.4

Implement program changes for all underperforming recreation facilities.

9.5

Enhance multimodal access to parks.*

9.6

Incorporate best design practices for creating multiple, complimentary uses in urban scale parks while following best practices for the stewardship of the parks' historic resources.

GOAL 10

PARKS & RECREATION (BEST PRACTICES)

ADOPT CUSTOMIZED PARK AND RECREATION FACILITY STANDARDS THAT SUPPORT A LIVABLE COMMUNITY FOR THE CITY AND ITS PARTNERING AGENCIES, AND PERFORM CONSISTENT MAINTENANCE ON ALL PARKS AND RECREATION FACILITIES.

10.1

Implement facility standards that support the recreation needs of the community and region.

10.2

Establish the appropriate level and role the City will play in meeting the desired facility standards, and seek the support of other service providers in order to determine their appropriate role in meeting the desired standards.

10.3

Communicate the facility standards to users to demonstrate needs and describe the extent to which the City is meeting the standards.

10.4

Establish maintenance standards for all park facilities, trails and recreation facilities in the system.

10.5

Communicate park maintenance standards to users of parks and recreation facilities.

10.6

Include more kinetic and/or creative play modules and equipment.

GOAL 11

PARKS & RECREATION (TRAILS)

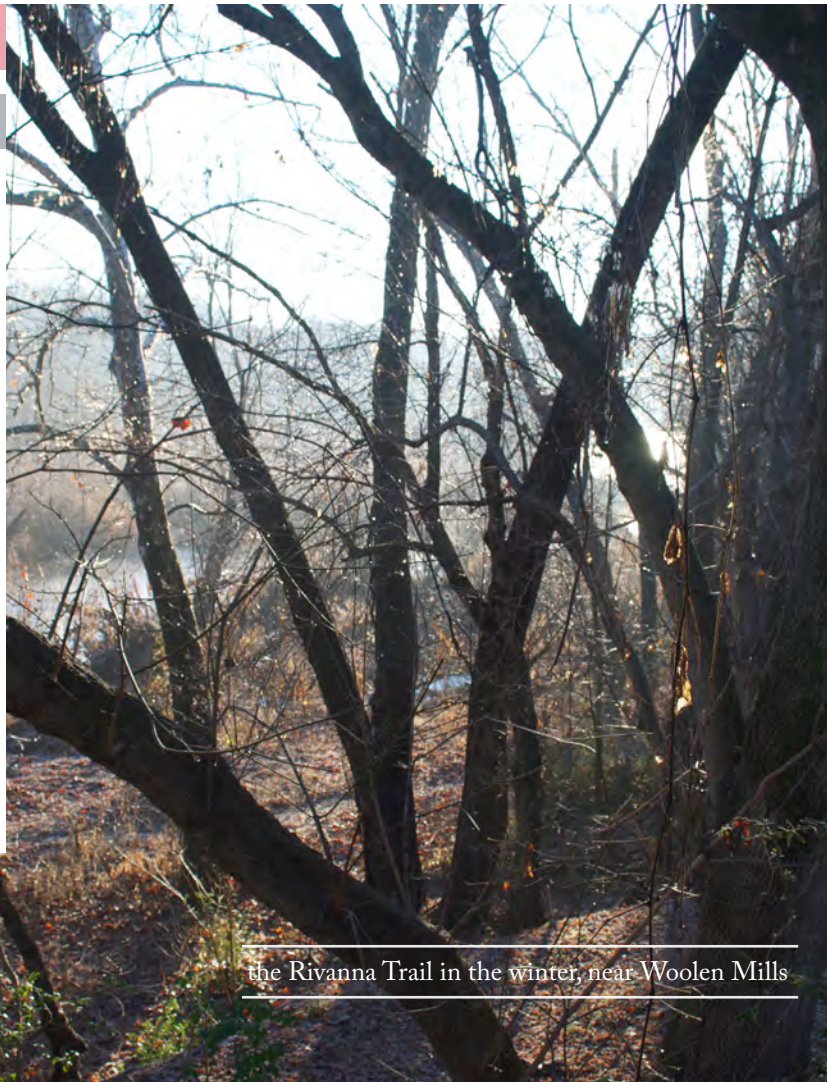
CONNECT THE PARK SYSTEM TO THE COMMUNITY THROUGH THE DEVELOPMENT OF TRAILS AND THROUGH THE EFFECTIVE AND APPROPRIATE DESIGN OF PARK AND RECREATION FACILITIES.

11.1

Fully implement the Bicycle, Pedestrian, and Greenway Plan that has been approved by City Council. ▶

11.2

Encourage land acquisition along trail corridors to ensure permanent use as trail and the ability to manage land as park space and a green infrastructure resource.



the Rivanna Trail in the winter, near Woolen Mills

GOAL 12

PARKS & RECREATION (ENVIRONMENT)

DEVELOP TRAILS THAT ARE SENSITIVE TO THE COMMUNITY'S ENVIRONMENTAL SYSTEMS AND CULTURAL AND HISTORIC RESOURCES.

12.1

Ensure that all new trails and trail improvements are designed within the context of surrounding natural systems and urban areas to maximize

positive and minimize negative impacts on environmental systems and cultural and historic resources by formalizing natural environment-focused trail system guidelines for trail design, trail construction materials and trail maintenance and improvements. Trails should avoid large trees and their root zones, steep slopes and environmentally sensitive areas such as wetlands and use native

plants and trees when restoring disturbed natural areas or creating new trails.

12.2

Develop information materials and trail signage that highlight the characteristics of natural resources and cultural and historic areas located along trail systems in the City.



Storyline, a Parks & Recreation summer camp

GOAL 13

PARKS & RECREATION (ACCESS)

CREATE BALANCE AND ACCESSIBILITY FOR ALL TYPES OF PARKS AND FACILITIES ACROSS THE CITY.

13.1

Utilize GIS mapping to examine the equity or disparities in place by park and facility types.

13.2

Reduce inequities over the next 10 years.

13.3

Make existing and future parks and recreation facilities ADA accessible.

GOAL 14

PARKS & RECREATION (PROGRAMS)

DEVELOP AND IMPLEMENT PROGRAM STANDARDS AS THEY APPLY TO CORE PROGRAMS AND SERVICES, INCLUDING STRONG EDUCATION AND FAMILY ETHICS.

14.1

Develop program budgets around program standards.

GOAL 15

PARKS & RECREATION (FINANCES)

IMPLEMENT POLICIES THAT WILL
CREATE A MORE COST EFFECTIVE
PARKS AND RECREATION SYSTEM.

15.1

Determine the true cost of services for programs and facilities, and create a cost recovery goal for each program.

15.2

Facilities should be designed to produce revenue to offset operating costs.

GOAL 16

EDUCATIONAL INSTITUTIONS

IMPROVE AND MAINTAIN CITY
PUBLIC SCHOOL FACILITIES TO
CONTINUE PROVIDING AN EXCELLENT
EDUCATION TO CITY STUDENTS.

16.1

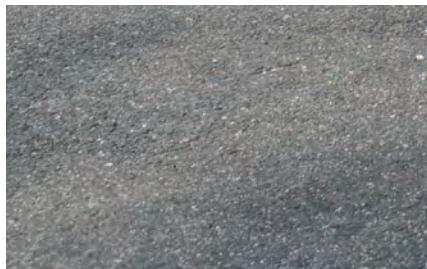
Procure the necessary funding to complete renovations and improvements that will bring all City schools into ADA compliance.

16.2

Complete all needed renovations, repairs and replacement according to Facilities Maintenance Division's system of prioritization.

16.3

Maintain school properties in accordance with the Memorandum of Understanding developed in 2013. ▶



Clark Elementary School

GOAL 17

PUBLIC BUILDINGS

DEVELOP AND MAINTAIN MODERN
PUBLIC FACILITIES.

17.1

Create and maintain a City-wide map that tracks public facility upgrades, additions and other public infrastructure improvements. These improvements may pertain to sidewalks, stormwater and other public utilities.



*Goals and objectives are in accordance with the City of Charlottesville and Albemarle County Joint Vision and Goals.

APPENDIX

Additional reading for Community Facilities:

2: COMMUNITY FACILITIES

Parks and Recreation:

- Park Classifications Appendix ▶
- Urban Forest Management Plan ▶
- Invasive Plant Management Plan ▶
- Parks & Recreation Facilities ▶

Facilities:

- Community Facilities Map ▶
- ADA Transition Plan ▶

Fire Department:

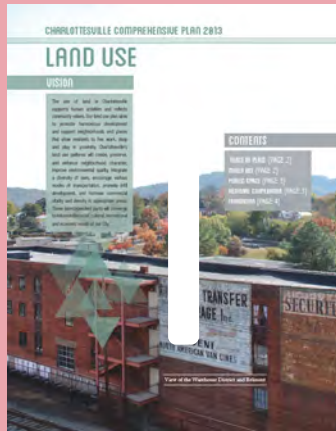
- Fire Department Response Times ▶

Public Utilities:

- City Water Distribution System Map 2012 ▶
- City Sanitary Sewer Interceptor & Trunk Lines 2012 ▶



COMPREHENSIVE PLAN 2013



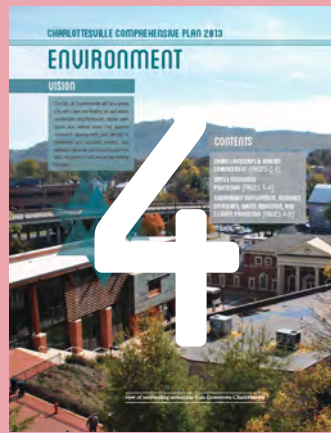
LAND USE



COMMUNITY FACILITIES



ECONOMIC SUSTAINABILITY



ENVIRONMENT



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COMPREHENSIVE PLAN DESIGN

Madeleine Hawks

ECONOMIC SUSTAINABILITY

VISION

A strong economy is essential to the social, cultural and financial vitality of our city. Public and private initiatives help create employment opportunities and a vibrant and sustainable economy. The City of Charlottesville is committed to creating a strong, diversified economy and an environment that provides career ladder employment opportunities for residents.

At its best, Charlottesville is a community with an effective workforce development system and a business-friendly environment that supports entrepreneurship; innovation; heritage tourism; commercial, mixed use, and infill development; and access to a growing array of diverse employment and career ladder opportunities for all City residents. The Downtown Mall, as the economic hub of the region, features a vibrant historic district with arts and entertainment, shopping, dining, cultural events and a dynamic City Market.

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Saturday at the City Market, which celebrates 40 years in 2013



small businesses incubating at Darden's iLab

GOAL 1

INNOVATION

CREATE AN ENTREPRENEURIAL ENVIRONMENT THAT FOSTERS THE CREATION AND SUCCESS OF BUSINESSES.*

1.1

Work with partners to help entrepreneurs identify locations/sites where they can successfully start and grow their companies.*

1.2

Further develop partnerships with the University of Virginia, and more specifically, the Darden School

of Business and the Office of the Vice President for Research and Innovation in order to maximize the business assistance resources available to entrepreneurs and expand innovative industry in Charlottesville.*

1.3

Maintain contact with University of Virginia technology groups and encourage them to seek opportunities to locate in the City.*

1.4

Partner with community organizations

to provide relevant training opportunities for startup businesses.*

1.5

Work strategically to continue to develop and implement land use policies and regulations that ensure the availability of sites for businesses to locate and expand.*



*Goals and objectives are in accordance with the City of Charlottesville and Albemarle County Joint Vision and Goals.

GOAL 2

SUSTAINING BUSINESS

GENERATE, RECRUIT AND RETAIN SUCCESSFUL BUSINESSES.

2.1

In order to retain existing businesses, develop and implement a talent development strategy to attract skilled professionals to Charlottesville.

2.2

Continue business visitation program to regularly assess the health of our existing businesses.

2.3

Partner with business assistance agencies and local non-profits to provide training opportunities that will help businesses achieve greater success.*

2.4

Increase the number of SWaM certified and/or Section 3 certified businesses that are registered vendors with the City of Charlottesville.

2.5

Partner with arts organizations to identify ways to better assist businesses/proprietors in the arts and culture industry.*

2.6

Work with Albemarle County and local educational institutions to ensure that economic and workforce development efforts are appropriately aligned to foster business recruitment and retention in the Charlottesville area.

2.7

Explore methods of delivering business assistance to customers that use the latest technology.

2.8

Explore public/private opportunities to develop Charlottesville's broadband infrastructure in an effort to ensure communication paths needed for businesses to be successful.

2.9

Develop and implement a marketing effort that informs residents and businesses about the products and services offered by the City of Charlottesville Office of Economic Development.

GOAL 3

PARTNERSHIPS

BUILD PARTNERSHIPS WITH PRIVATE SECTOR GROUPS IN ORDER TO MAXIMIZE STRATEGIC CAPITAL INVESTMENT IN TARGETED AREAS IN THE CITY.

3.1

Continue efforts to redevelop the former Martha Jefferson Hospital site and nearby properties.*

3.2

Continue efforts to facilitate commercial development in the Hillsdale Drive area.

3.3

Encourage the development of the City's key commercial corridors and surrounding sites (such as West

Main Street, Preston Avenue and Cherry Avenue).*

3.4

Proactively participate in planning and development studies such as the Small Area Plans, particularly as they relate to economic development opportunities in strategic areas throughout the City.*

3.5

Coordinate efforts with internal and external stakeholders to develop and implement strategic investment area plans within the City.

3.6

Align zoning ordinances to facilitate economic activity in new areas of commercial opportunity identified in the updated future land use map.*

3.7

Work to ensure that newly aligned City ordinances and regulations balance the need to promote development opportunities and competing interests.*

3.8

Explore appropriate incentives for development projects with significant economic impact, with particular emphasis on target industries and those industries that directly address the need for more career ladder job opportunities that will help move City residents towards self-sufficiency (e.g., light manufacturing, semi-skilled trades, etc.*

GOAL 4

TOURISM

INCREASE TOURISM TO HELP EXPAND THE POSITIVE ECONOMIC IMPACT VISITORS HAVE ON THE CITY.

4.1

Actively participate in the development of a community based Cultural Arts Plan that seeks to leverage our existing cultural assets.* ▶

4.2

Enhance heritage and cultural tourism efforts in partnership with Albemarle

County, with a particular focus on African American history, as well as events, goods and services related to hospitality, music, foods, wines, beers, ciders and other artisan-type products.*

4.3

Seek out opportunities for public-private partnerships in the provision of infrastructure that supports the tourism industry.

4.4

Explore ways of creating recreational access routes to our community's heritage and cultural sites to enhance their efforts on Charlottesville's economy.

GOAL 5

DOWNTOWN MALL

MAINTAIN THE ECONOMIC VITALITY OF THE DOWNTOWN MALL AND SURROUNDING AREAS.

5.1

Monitor the need for additional parking as new development occurs, with particular attention to parking needs along the West Main corridor.

5.2

Partner with University of Virginia and other adjacent property owners for continued implementation of the West Main Street Plan.

5.3

Monitor the need for development of a Water Street parking lot and coordinate with adjacent CPC lot development on Water Street.

5.4

Complete feasibility study on developing a Market District in the City Market's current site and finalize a long term solution to the



retail booths on the Downtown Mall

location of the Market.*

5.5

Leverage the growing demand for locally-sourced products by encouraging business creation and expansion downtown, and, more specifically, at the City Market.

5.6

Continue to encourage private sector developers to implement plans from the commercial corridor study.

5.7

Evaluate the effects of mixed-use development and changing demographics on the downtown area and continue to support and maintain the Downtown Mall as the economic and cultural hub of the City.

GOAL 6

WORKFORCE

BE AN EFFECTIVE PARTNER IN CREATING A WELL-PREPARED AND SUCCESSFUL WORKFORCE.

6.1

Explore programs for City of Charlottesville youth that will expose them to the principles of financial literacy, economics, and entrepreneurship.

6.2

Provide support for educational programs that will prepare City students for 21st century jobs in our area's target industries.*

6.3

Develop educational programs/training that coincide with target industries (i.e., Biosciences and Medical Devices, Information Technology and Defense & Security, Business & Financial Services, and Health Services and Arts, Design, Sports & Media) to ensure that the local workforce has the qualifications needed to find employment within these industries.*

6.4

Explore programs/initiatives that offer

skilled trades training for City residents. Nurture and expand employment opportunities within this industry.*

6.5

Partner with local workforce service providers to offer retraining opportunities for City residents in order to increase their chances of gaining employment in new and emerging industries.

6.6

In collaboration with workforce development agencies in the area, provide recruitment events/activities (e.g., job fairs, conferences, etc.) that connect employers with potential employees of all ages and skill levels.

6.7

Collaborate with workforce service providers to help City residents overcome barriers to employment such as basic education and training, transportation, childcare, etc.

6.8

Develop a formal partnership with the Workforce Center—

Charlottesville by establishing a downtown satellite workforce center to ensure that City residents have access to training opportunities and resources that will help them meet local employers' workforce needs.

6.9

Work with recipients of Temporary Assistance to Needy Families (TANF) who are participants in the Virginia Initiative for Employment not Welfare (VIEW) program by offering training and recruitment opportunities that will help them better achieve self-sufficiency.*

6.10

Accept the final report of the Workforce Development Strategic Action Team, "Growing Opportunity: A Path to Self-Sufficiency in Charlottesville" and adopt its comprehensive workforce development action plan as a framework for City-wide policy to facilitate economic prosperity for all City residents. ▶



PVCC culinary classes



PVCC horticulture class

APPENDIX

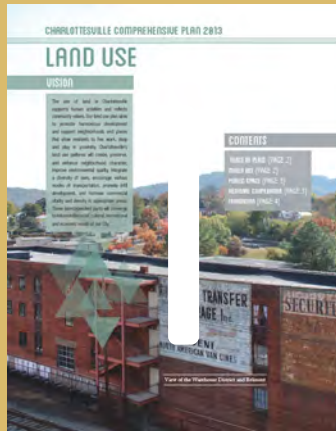
Additional reading for Economic Sustainability:

3: ECONOMIC SUSTAINABILITY

- Charlottesville City Schools Strategic Plan 2011 – 2017 ▶
- Target Markets Report ▶
- Workforce Development Strategic Action Team Report to City Council 2013 ▶
- Arts Impact in the Greater Charlottesville Area ▶
- 2012 Office of Economic Development Annual Report ▶



COMPREHENSIVE PLAN 2013



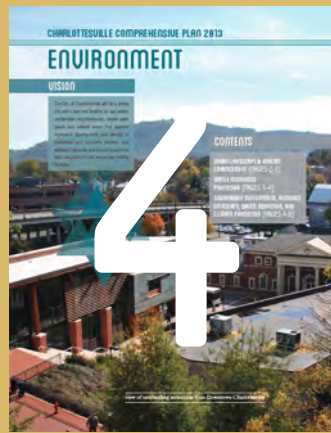
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COMPREHENSIVE PLAN DESIGN

Madeleine Hawks

ENVIRONMENT

VISION

The City of Charlottesville will be a green city, with clean and healthy air and water, sustainable neighborhoods, ample open space and natural areas that balance increased development and density in residential and economic centers, and walkable, bikeable and transit-supportive land use patterns that encourage healthy lifestyles.

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PROTECTION [PAGES 3-4]

SUSTAINABLE DEVELOPMENT, RESOURCE
EFFICIENCY, WASTE REDUCTION, AND
CLIMATE PROTECTION [PAGES 4-5]

view of surrounding mountains from Downtown Charlottesville

GOAL 1

URBAN LANDSCAPE & HABITAT ENHANCEMENT

VALUE THE RIVANNA RIVER AS A MAJOR ASSET IN THE LIFE OF OUR CITY AND REGION AND RESTORE IT TO A HEALTHY CONDITION WITHIN OUR ECOSYSTEM IN ORDER TO IMPROVE HABITAT, WATERSHED HEALTH AND WATER QUALITY.

1.1

Develop a Rivanna River Corridor Plan in conjunction with Albemarle County and other watershed localities.*

1.2

Continue collaboration and cooperation with Rivanna Watershed stakeholders, including Albemarle County, University of Virginia, residents, businesses, developers and community groups focusing on watershed and stormwater management.

1.3

Participate in and partner with the Rivanna River Basin Commission, or appropriate organizations and community groups, on planning,

assessment, education and outreach efforts related to the Rivanna River, its corridor and watershed.

1.4

Ensure that planning for future land and recreational uses along the Rivanna River adequately protects water quality.



Rivanna Trail users jogging by the river
photo by Nick Strocchia

GOAL 2

URBAN LANDSCAPE & HABITAT ENHANCEMENT

PROMOTE PRACTICES THROUGHOUT THE CITY THAT CONTRIBUTE TO A ROBUST URBAN FOREST.

2.1

Implement and update the Urban Forest Management Plan to protect quality of air, water and lands, manage stormwater, provide shading and absorb CO₂.*

2.2

Expand and protect the overall tree canopy of the City and increase the canopy of neighborhoods in an effort to achieve American Forest canopy

recommendations (urban: 25%, suburban: 50% and center business zones: 15%).*

2.3

Develop methods, including financial incentives, to support retaining and increasing healthy tree canopy on private lands.



new biofilter at the MLK Performing Arts Center



*Goals and objectives are in accordance with the City of Charlottesville and Albemarle County Joint Vision and Goals.

GOAL 3

URBAN LANDSCAPE & HABITAT ENHANCEMENT

PROTECT, INCREASE, AND PROVIDE AN INTERCONNECTED SYSTEM OF GREEN SPACE AND BUFFERS THAT SUPPORT HABITAT FOR WILDLIFE, IMPROVE WATER QUALITY, AND DELIVER VALUABLE ECOSYSTEM SERVICES.

3.1

Evaluate the development of a wildlife management policy and plan.

3.2

Provide an interconnected system of green space and buffers along streams to improve water quality and wildlife and bird habitat.

3.3

Provide additional habitat corridors and implement natural habitat improvements.

3.4

Promote and participate in programs to establish conservation or open space easements of forested stream-side lands to ensure permanent protection.

3.5

Improve stream and vegetated buffer conditions to increase wildlife and aquatic habitat, groundwater recharge and stream base flow, decrease sedimentation and improve environmental aesthetics.*

3.6

Reduce loss of open waterways and habitats by daylighting piped streams when possible and discouraging additional underground piping of city streams.

3.7

Increase public stewardship of city lands and habitats through showcase projects and education.

3.8


Plant and promote use of regionally adaptive native and drought tolerant plants with reference to the regionally specific native plants database.*

GOAL 4

WATER RESOURCES PROTECTION

IMPROVE PUBLIC AND PRIVATE STORMWATER INFRASTRUCTURE WHILE PROTECTING AND RESTORING STREAM ECOSYSTEMS.*

4.1

Implement the Stormwater Utility Ordinance and the Water Resources Protection Program (WRPP) to meet a range of water resources goals and challenges, including regulatory compliance, stormwater infrastructure maintenance and rehabilitation, drainage system improvements, strategic planning and federal and state-mandated water quality protections required as part of the Chesapeake Bay Total Maximum Daily Load (TMDL). 

4.2

Develop a system of credits that

reduce the amount of the stormwater utility fee for any property owner who installs and/or maintains facilities, techniques or programs that measurably reduce stormwater flow or pollutant loadings, as well as an incentives program to promote smaller scale practices that improve a property's management of stormwater.

4.3

Assess infrastructure and prioritize solutions for the repair, upgrade and improvement of the City's stormwater infrastructure, utilizing green infrastructure when advisable. Establish an ongoing program for inspections, operation and maintenance.*

4.4

Identify and track stormwater hazards such as flooding and drainage problems

that may threaten people and property and identify or establish funding to remedy or prevent safety hazards.*

4.5

Reduce and/or eliminate stormwater runoff impacts from sites that lack adequate stormwater treatment by incentivizing reductions in overall imperviousness (i.e., effective imperviousness) and encouraging retrofits on developed properties to address stormwater management.*

4.6

Examine feasibility of sustainable municipal storm water management facilities such as rain gardens to facilitate higher floor-to-area ratios (FAR) on urban lots, particularly in or adjacent to target zones such as entrance corridors.*

GOAL 4

WATER RESOURCES PROTECTION (CONTINUED)

4.7

Update the subdivision ordinance and standards and design manual to allow for greater design flexibility that encourages tree protection and pervious surfaces.*

4.8

Provide technical assistance and educational outreach regarding water quality and land management practices for homeowners and businesses.*

4.9

Identify for remediation, areas along the Rivanna River, Moore's Creek, Meadow Creek and their tributaries that have particularly serious streambank erosion.



stormwater management on South Lawn on UVA grounds

GOAL 5

SUSTAINABLE DEVELOPMENT

ENCOURAGE HIGH PERFORMANCE, GREEN BUILDING STANDARDS AND PRACTICES AND THE USE OF THE U.S. GREEN BUILDING COUNCIL'S (USGBC) LEED CERTIFICATION PROGRAM, EARTHCRAFT, ENERGY STAR OR OTHER SIMILAR SYSTEMS.*

5.1

As appropriate, create policy and financial incentives to encourage increased building and site performance.*



Blue Moon Fund offices on South Street - LEED Gold certified



*Goals and objectives are in accordance with the City of Charlottesville and Albemarle County Joint Vision and Goals.

GOAL 6

RESOURCE EFFICIENCY

PROMOTE EFFECTIVE AND INNOVATIVE ENERGY AND FUEL MANAGEMENT IN BOTH CITY AND COMMUNITY BUILDINGS AND OPERATIONS.*

6.1

Reduce energy demand and increase energy efficiency community-wide by an average of 30% by 2050 (using a baseline year of 2000); support and collaborate with local energy efficiency partners and stakeholders

(such as the Local Energy Alliance Program [LEAP]).*

6.2

Pursue and promote cleaner sources of electrical energy (e.g., renewable energy strategies).*

6.3

Reduce vehicle-related emissions through increased fuel efficiency, reduced vehicle miles traveled, fleet downsizing, anti-idling efforts and use of alternative fuels (e.g., compressed

natural gas, biodiesel, or electric vehicle technology).*

6.4

Track greenhouse gas emissions in City operations and the community and strategically explore and implement initiatives to achieve emissions reductions.*

GOAL 7

WATER CONSERVATION

PROMOTE CITYWIDE WATER EFFICIENCY AND CONSERVATION AND IMPLEMENT WATER EFFICIENCY AND CONSERVATION STRATEGIES IN CITY BUILDINGS AND OPERATIONS.*

GOAL 8

WASTE REDUCTION

PROMOTE AND IMPLEMENT STRATEGIES TO REDUCE WASTE GENERATION AND INCREASE RECYCLING, COMPOSTING, AND WASTE DIVERSION TO DECREASE ENVIRONMENTAL IMPACTS, INCLUDING GREENHOUSE GAS EMISSIONS.*



APPENDIX

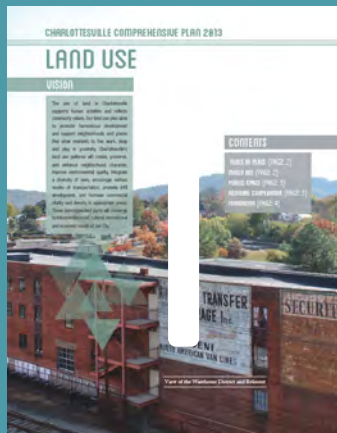
Additional reading for Environment:

4: ENVIRONMENT

- Stormwater Stewardship on Public Lands Study ▶
- Urban Forest Management Plan ▶
- Charlottesville Emissions Baseline Report ▶
- Water Resources Protection Program Advisory Committee Report (November 15, 2012) ▶
- Charlottesville GHG Emissions Report (2012) ▶
- Local Climate Action Planning Process Report ▶
- Bicycle and Pedestrian Master Plan ▶
- Charlottesville Trails ▶
- Charlottesville Trees ▶
- 2012 Rivanna Watershed Snapshot ▶
- Rivanna River Initiative ▶
- Rivanna River Corridor Plan ▶
- Regional Natural Hazard Mitigation Plan ▶



COMPREHENSIVE PLAN 2013



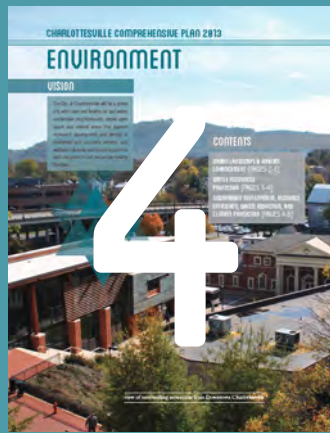
LAND USE



COMMUNITY FACILITIES



ECONOMIC SUSTAINABILITY



ENVIRONMENT



HOUSING



TRANSPORTATION



HISTORIC PRESERVATION & DESIGN



many plans
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COMPREHENSIVE PLAN DESIGN

Madeleine Hawks

HOUSING

VISION

The quality and diversity of the City of Charlottesville's housing stock creates the basis for viable neighborhoods and a thriving community. In order to be a truly world class city, Charlottesville must provide sufficient housing options to ensure safe, appealing, environmentally sustainable and affordable housing for all population segments and income levels, including middle income. Consequently, City neighborhoods will feature a variety of housing types, housing sizes, and incomes all within convenient walking, biking or transit distances of enhanced community amenities that include mixed use, barrier free, higher density, pedestrian and transit-oriented housing at employment and cultural centers connected to facilities, parks, trails and services.

Promise Keeper building in Sunrise Park

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HOUSING'S IMPACT ON CITY'S GOALS & VISION [PAGE 2]
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GOAL 1

HOUSING'S IMPACT ON CITY GOALS & VISION

EVALUATE THE IMPACT OF HOUSING DECISIONS ON OTHER CITY GOALS AND CITY VISION WITH THE UNDERSTANDING THAT ANY REGULATORY LAND USE CHANGES MAY AFFECT HOUSING BECAUSE OF THE CITY'S LIMITED GEOGRAPHIC SIZE OF ONLY 10.4 SQUARE MILES. (ALL SUCH CHANGES MUST BE CONSIDERED WITHIN THE

CONTEXT OF CITY COUNCIL'S GOAL OF ACHIEVING A MINIMUM 15% SUPPORTED AFFORDABLE HOUSING THROUGHOUT THE CITY BY 2025.)

1.1

Consider the effect of housing decisions when considering the proximity of existing units and the effects of unit location on associated infrastructure.

1.2

Evaluate the effect of reduced transportation costs and improved energy efficiency on housing affordability.

1.3

Evaluate the effects new developments have on transit, the environment, density, open space configuration, commuter costs and affordable housing.*

GOAL 2

MAINTAIN & IMPROVE HOUSING STOCK

MAINTAIN AND IMPROVE THE CITY'S EXISTING HOUSING STOCK FOR RESIDENTS OF ALL INCOME LEVELS.*

2.1

Preserve and improve the quality and quantity of the existing housing stock through the renovation, rehabilitation and/or expansion of existing units as a means of enhancing neighborhood stability.

2.2

Continue to support the City's Tax Relief programs to accommodate the housing needs of low-income households, seniors and those with disabilities.

2.3

Encourage the use of programs that allow residents to adapt to growing/ changing family situations, such as the continued use of the City's Home Improvement Program that provides tax exemptions as an incentive for residents to renovate or expand the size of their residences.*

2.4

Support the promotion of the Design for Life C'ville program that provides a

rebate of permit fees for incorporation of standards that address visit-ability and live-ability.*

2.5

Promote the use of rapid rehousing and permanent supportive housing options by providing support to programs and organizations serving the homeless and near-homeless populations, as well as those with challenges that would otherwise prevent independent living.*



The Crossings provides permanent supportive housing



*Goals and objectives are in accordance with the City of Charlottesville and Albemarle County Joint Vision and Goals.

GOAL 3

GROW THE CITY'S HOUSING STOCK

GROW THE CITY'S HOUSING STOCK FOR RESIDENTS OF ALL INCOME LEVELS.*

3.1

Continue to work toward the City's goal of 15% supported affordable housing by 2025.

3.2

Incorporate affordable units throughout the City, recognizing that locating affordable units throughout the community benefits the whole City.*

3.3

Achieve a mixture of incomes and uses in as many areas of the City as possible.*

3.4

Encourage creation of new, on-site affordable housing as part of rezoning or residential special use permit applications.*

3.5

Consider the range of affordability proposed in rezoning and special use

permit applications, with emphasis on provision of affordable housing for those with the greatest need.

3.6

Promote housing options to accommodate both renters and owners at all price points, including workforce housing.

Roy's Place: a homeownership option for workforce housing



GOAL 4

FUNDING INITIATIVES

PROMOTE AN ASSORTMENT OF FUNDING INITIATIVES TO MEET THE NEEDS OF OWNERS, RENTERS AND THE HOMELESS WITH VARYING LEVELS OF INCOME.*

4.1

Continue to support the use of appropriate tax credit proposals submitted by private and non-profit developers within the locality to create affordable rental units, as consistent with Housing Advisory Committee policy.*

4.2

Continue to fund programs that provide assistance to those unable to afford market rate housing options in the City.*

4.3

Promote long-term affordability of

units by utilizing industry strategies and mechanisms, including deed restrictions and covenants for their initial sale and later resale and the use of community land trusts.

4.4

Create incentives such as deferral or exemption from real estate taxes for development of mixed-use projects in designated Entrance Corridors of the City.

4.5

Consider expanding the City's tax abatement program to allow for longer terms of deferment, applying it to rental properties and lessening other restrictions as allowed by Virginia Code.

4.6

Consider the merits and feasibility of

establishing a Tax Deferral Program such as a 50% tax deferral for income-eligible home buyers who earn less than 30% of Area Median Income.

4.7

Promote the Tax Abatement Program for houses and mixed use buildings that become or are developed as 30% more energy efficient than statewide building code.

4.8

Examine feasibility of allowing the amortization of the cost of meter connection fees.

4.9

Continue to dedicate funds annually to support strategic initiatives for affordable and mixed use housing and existing housing rehabilitation and repair.*

GOAL 5

SUPPORT PARTNERSHIPS

SUPPORT PROJECTS AND PUBLIC/PRIVATE PARTNERSHIPS (I.E PRIVATE, NON-PROFITS, PRIVATE DEVELOPERS AND GOVERNMENTAL AGENCIES) FOR AFFORDABLE HOUSING, INCLUDING WORKFORCE HOUSING AND MIXED-USE, AND MIXED-INCOME DEVELOPMENTS.

ALSO, SUPPORT PROJECTS THAT PROMOTE ECONOMIC DEVELOPMENT AND JOB CREATION, ESPECIALLY BUT NOT EXCLUSIVELY, IN RELATIVELY UNDERINVESTED, FINANCIALLY DEPRESSED AREAS.

5.1

Explore creation of a regional housing authority.*

5.2

Identify privately or institutionally owned land/properties that would be suitable for development or creative redevelopment of affordable or mixed-income housing projects. Support partnerships with private or non-profit entities to create affordable housing.*

5.3

Encourage the University of Virginia and other major employers, like the City of Charlottesville and Charlottesville School Division to

work in partnership with developers and real estate professionals to expand housing opportunities within the City for the workforce either for rent or purchase that are in close proximity to the respective employer.

5.4

Perform an inventory across the City and use GIS technology to analyze where and how much affordable housing is available, where opportunities exist to create additional units and/or rehabilitate existing units and how to improve access for lower-income households to adult learning and employment opportunities, job training, healthy food sources, and public amenities



*Goals and objectives are in accordance with the City of Charlottesville and Albemarle County Joint Vision and Goals.

GOAL 5

SUPPORT PARTNERSHIPS [CONTINUED]

such as parks, recreational facilities, shopping destinations and libraries, with the goal of reducing family isolation, deconcentrating poverty, and enhancing neighborhood and school health and economic mobility.

5.5

Support redevelopment of public and/or other subsidized housing to re-integrate those properties into existing neighborhoods, consistent with other Comprehensive Plan objectives/strategies. Where applicable, support resident bill of rights as formally adopted.

5.6

Work in cooperation with local governments and regional agencies to promote a regional fair share approach to providing affordable housing at a variety of income levels.

5.7

Support housing programs at the local and regional level that encourage mixed-income neighborhoods and discourage the isolation of very low and low income households.



Nunley Street housing created by public-nonprofit partnerships

GOAL 6

IMPORTANCE OF INCENTIVES

ESTABLISH A SERIES OF INCENTIVES TO CREATE NEW HOUSING.

6.1

Examine feasibility of augmenting reductions to existing review time for projects including affordable housing in targeted areas.

6.2

Evaluate effects of all land use regulations on affordable and mixed-use housing to ensure that they will not unduly restrict mixed-income and

mixed-use redevelopment. Provide ongoing evaluation of all policies and ordinances relative to housing.

6.3

Work with elected and appointed state officials to break down barriers to achieve our goals in State code (including inclusion of live-ability, visitability and/or universal design standards in our local zoning ordinance).*

6.4

Encourage the creative uses of innovative housing through available opportunities,

such as infill SUP and PUD.*

6.5

Review the zoning ordinance to reduce restrictions on creating appropriate creative, green, mixed-income and mixed-use housing options, including accessory dwellings, live/work units and shared housing.



an accessory dwelling unit (ADU) in Belmont



*Goals and objectives are in accordance with the City of Charlottesville and Albemarle County Joint Vision and Goals.

GOAL 7

DESIGN OPTIONS

OFFER A RANGE OF HOUSING OPTIONS TO MEET THE NEEDS OF CHARLOTTESVILLE'S RESIDENTS, INCLUDING THOSE PRESENTLY UNDERSERVED, IN ORDER TO CREATE VIBRANT RESIDENTIAL AREAS OR REINVIGORATE EXISTING ONES.*

7.1

To the greatest extent feasible, ensure affordable housing is aesthetically similar to market rate.

7.2

Encourage the use of the Design for Life C'ville program to promote and expand visit-ability/live-ability features and market inclusion.*

7.3

Encourage appropriate design so that new supported affordable units blend into existing neighborhoods, thus eliminating the stigma on both the area and residents.



GOAL 8

SUSTAINABILITY PRINCIPLES

ENSURE THAT THE CITY'S HOUSING PORTFOLIO OFFERS A WIDE RANGE OF CHOICES THAT ARE INTEGRATED AND BALANCED ACROSS THE CITY TO MEET MULTIPLE GOALS INCLUDING: INCREASED SUSTAINABILITY, WALKABILITY, BIKEABILITY, AND USE OF PUBLIC TRANSIT, AUGMENTED SUPPORT FOR FAMILIES WITH CHILDREN, FEWER POCKETS OF POVERTY, SUSTAINED LOCAL COMMERCE AND DECREASED STUDENT VEHICLE USE.*

8.1

Encourage mixed-use and mixed-income housing developments.*

8.2

Link housing options and employment opportunities in City land use decisions.*

8.3

Encourage housing development where increased density is desirable and strive to coordinate those areas with stronger access to employment opportunities, transit routes and commercial services.*

8.4

Promote environmentally sustainable patterns of development as well as economic development and job creation in relatively underinvested, financially depressed areas.

8.5

Promote redevelopment and infill development that supports bicycle and pedestrian-oriented infrastructure and robust public transportation to better connect residents to jobs and commercial activity.*

8.6

With the community's participation,

develop small-area plans that lay the groundwork for transportation-oriented, mixed-use and mixed-income neighborhoods, within the context of the broader vision for Charlottesville.*

8.7

Encourage the incorporation of green sustainable principles (e.g. LEED, EarthCraft Virginia, Energy Star, etc.) in all housing development to the maximum extent feasible both as a way to be more sustainable and to lower housing costs.

8.8

Promote educational efforts to make information available about the benefits of/opportunities for patterns of urban living (e.g. more efficient land use, shared public space, smaller more energy efficient units, walkability, etc.) while also assessing effectiveness of such efforts and examples.*

APPENDIX

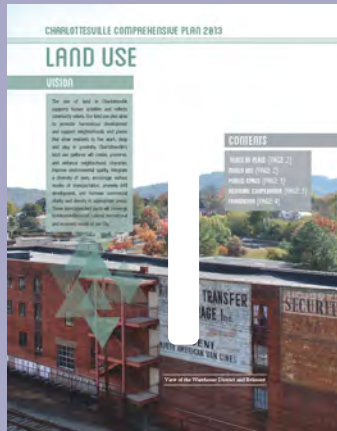
Additional reading for Housing:

5: HOUSING

- Housing Appendices ▶
- City of Charlottesville 2025 Goals for Affordable Housing (Feb 2010) ▶
- The State of Housing Report of the Thomas Jefferson Planning District (Jan 2007) ▶
- HAC Housing Policy 1 ▶
- HAC Housing Policy 2 ▶
- HAC Housing Policy 3 ▶
- A Report on Actions Needed to Address the Region's Affordable Housing Crisis (Jan 2009) ▶
- Housing Condition & Land Use Inventory for the City of Charlottesville (Sept 2011) ▶
- HAC Suggested Language for Update of the Housing Section of the Comprehensive Plan (Jan 2012) ▶



COMPREHENSIVE PLAN 2013



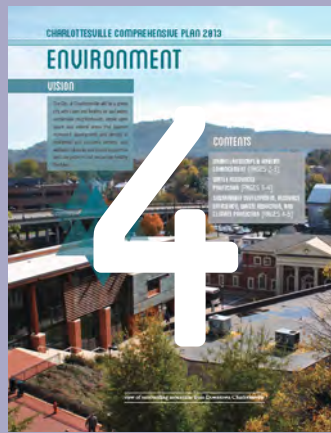
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COMPREHENSIVE PLAN DESIGN

Madeleine Hawks

TRANSPORTATION

VISION

The City of Charlottesville's transportation network provides the fundamental framework for creating a safe, livable community while reinforcing more sustainable land use patterns. The system connects people to each other and to destinations, fosters economic activity and provides public space for human interaction. As a result, the transportation system should be designed for everyone, whether young or old, motorist or bicyclist, walker or wheelchair user, bus rider or shopkeeper. A multimodal transportation network is an effective, flexible framework for building community and creating places in our City.

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bicyclists at Storyline Camp line up at the Jefferson School
photo by Lindsey Henry

GOAL 1

COMPLETE STREETS

INCREASE SAFE, CONVENIENT AND PLEASANT ACCOMMODATIONS FOR PEDESTRIANS, BICYCLISTS AND PEOPLE WITH DISABILITIES THAT IMPROVE QUALITY OF LIFE WITHIN THE COMMUNITY AND WITHIN INDIVIDUAL NEIGHBORHOODS.*

1.1

Update the City's Bicycle and Pedestrian Master Plan to facilitate bicycle and pedestrian travel within the City.* ▶

1.2

Provide convenient and safe pedestrian connections within 1/4 miles of all commercial and employment centers, transit routes, schools and parks.

1.3

Provide design features on roadways, such as street trees within buffers,

street furniture and sidewalk widths that improve the safety and comfort level of all users and contribute to the City's environmental goals.*

1.4

Explore and implement safe, convenient and visually attractive crossing alternatives to enable pedestrians and bicyclists to cross major thoroughfares.*

1.5

Continue to include bicycle and pedestrian accommodations in conjunction with the planning and design of all major road projects, all new development and road paving projects.

1.6

Consistently apply ADA standards to facility design and ensure that accessible curb ramps exist at all pedestrian crossings where conditions allow.

1.7

Examine and update the Standards and Design Manual to better incorporate Complete Street and Living Street design features in the public right of way. ▶

1.8

Coordinate with public schools to develop a Safe Routes to School Travel Plan for every public school in the City.*

1.9

Seek to expand and anticipate traffic calming where applicable throughout the City in collaboration with neighborhood residents and as part of the development process.

COMPLETE STREETS

FROM THE VA DEPT. OF RAIL & PUBLIC TRANSPORTATION MULTIMODAL SYSTEM DESIGN GUIDELINES



major avenue



local street



avenue



multi-modal through corridor



*Goals and objectives are in accordance with the City of Charlottesville and Albemarle County Joint Vision and Goals.

GOAL 2

LAND USE & COMMUNITY DESIGN

IMPROVE TRANSPORTATION OPTIONS AND QUALITY OF LIFE THROUGH LAND USE AND COMMUNITY DESIGN TECHNIQUES.

2.1

Provide convenient and safe bicycle and pedestrian connections between new and existing residential developments, employment areas and other activity centers to promote the option of walking and biking. *

2.2

Encourage new street connections and alternate traffic patterns where appropriate to distribute traffic volumes across a network and reduce trip lengths for pedestrians, cyclists, and vehicles.

2.3

Improve walking and biking conditions by discouraging and/or minimizing curb cuts for driveways, garages, etc. in new development and redevelopment.

2.4

Encourage a mix of uses in priority locations, such as along identified transit corridors and other key roadways, to

facilitate multimodal travel and increase cost-effectiveness of future service.

2.5

Develop a comprehensive set of street design guidelines based on the Complete Streets Resolution and ITE/CNU's Walkable Urban Thoroughfares Context Sensitive Solutions (CSS) Approach that balances multimodal transportation options while considering design techniques that allow for urban scale, walkable communities where appropriate.

2.6

Promote urban design techniques, such as placing parking behind buildings, reducing setbacks and increasing network connectivity, to create a more pedestrian friendly streetscape and to reduce speeds on high volume roadways.

2.7

Encourage businesses to provide on-site amenities such as transit shelters and bicycle storage (racks/lockers) to promote alternative transit for their workers.

2.8

Provide financial assistance to efficient and effective Transportation Demand Management (TDM) programs.

2.9

Reduce parking requirements when a development proposal includes Transportation Demand Management (TDM) strategies that can be demonstrated to reduce trip making to and from the development.

2.10

Develop a GIS-based map of all city owned undeveloped land and rights of way, to inform bicycle and pedestrian improvements.

2.11

Encourage UVA and other major employers, like the City of Charlottesville and Charlottesville City School Division, to work in partnership with developers and real estate professionals to expand workforce housing opportunities within close proximity of the employer, either by foot, bike or bus stop on a route to the employer.

GOAL 3

ARTERIAL ROADWAY NETWORK

IMPROVE MOBILITY AND SAFETY OF THE ARTERIAL ROADWAY NETWORK.

3.1

Continue to encourage local employers to use Travel Demand Management (TDM) techniques, such as flexible work hours and financial incentives for using alternative modes of commuting, to preserve the traffic-moving capacity of the arterial roadway network.

3.2

Continue to use Transportation System Management techniques such as Intelligent Transportation Systems to coordinate traffic signals, and communicate emergencies, weather and incidents to drivers.

3.3

Develop Access Management standards for new development

and redevelopment along primary entrance corridors.

3.4

Identify multimodal solutions to reduce single occupancy vehicle use. *

3.5

Identify additional roadway connections to improve the connectivity of streets.



bike parking integrated into the site design on West Main Street

GOAL 4

EFFICIENT MOBILITY

MAINTAIN AN EFFICIENT TRANSPORTATION SYSTEM THAT PROVIDES THE MOBILITY AND ACCESS THAT SUPPORTS THE ECONOMIC DEVELOPMENT GOALS OF THE CITY.

4.1

Establish designated truck routes within the City.

4.2

Minimize the effects of congestion on commuters and the movement of goods through such strategies as: signal coordination, parking management techniques that reduce the need to circle for a parking spot, encouragement of off-peak deliveries and promotion of sustainable modes of transportation.

4.3

Prioritize funding for regular maintenance to preserve and sustain investments in our transportation system connections to improve the connectivity of streets.



*Goals and objectives are in accordance with the City of Charlottesville and Albemarle County Joint Vision and Goals.

GOAL 5

PARKING

PROVIDE PARKING TO ADEQUATELY MEET DEMAND AND SUPPORT ECONOMIC VITALITY WITHOUT SACRIFICING AESTHETICS, WHILE MINIMIZING ENVIRONMENTAL IMPACTS AND ACCOMMODATING PEDESTRIANS, BICYCLES, TRANSIT USERS AND DISABLED INDIVIDUALS.

5.1

Continue to provide bicycle parking at public buildings and explore opportunities to provide bicycle parking within public right-of-way to support local businesses.

5.2

Work with University of Virginia officials to encourage students, faculty and staff to live closer to the University or to use alternative modes of transportation wherever they live.*

5.3

Encourage employers to provide incentives for employees who do not drive to work.

5.4

Provide public parking to maintain the vitality of the City while using pricing strategies (including metering) and coordinated locations of parking to encourage use of transit, walking and bicycling.

5.5

Explore options for park-and-ride lots and examine parking exempt zones. Utilize the zoning regulations to promote sound private parking facility supply and design by private developers.

5.6

Explore shared motor vehicle service for the Downtown and University areas.

5.7

Examine investment in municipal, shared parking facilities in targeted mixed use corridors in an effort to encourage redevelopment.

GOAL 6

TRANSIT SYSTEM

CREATE A TRANSIT SYSTEM THAT INCREASES LOCAL AND REGIONAL MOBILITY AND PROVIDES A RELIABLE AND EFFICIENT ALTERNATIVE FOR CHARLOTTESVILLE'S CITIZENS.*

6.1

Continue to expand transit service and increase ridership.*

6.2

Evaluate transit services, including attention to Sunday and after-dark bus service and route restructuring, and update the City-wide transit plan.

6.3

Continue to work with Albemarle County and the TJPDC to develop a transit system that adequately serves the residents of the entire Charlottesville-Albemarle

community. This includes the continued study of light rail and Bus Rapid Transit (BRT).*

6.4

Work closely with state government, regional organizations and adjacent jurisdictions to support transit-oriented and transit-accessible employment throughout the region.

6.5

Accommodate the travel needs of all residents and employees, including low-income populations, the elderly and those with disabilities.

6.6

Encourage the development of transit-oriented/supportive developments.

6.7

Explore the development of a dedicated

funding source for future transit needs.

6.8

Work closely with new developments to provide an accessible path from nearby transit stops to an accessible entrance of the site/building.

6.9

Work with appropriate agencies to evaluate the use of Intelligent Transportation System (ITS)/transit signal priority to promote transit efficiency.

6.10

Explore innovative approaches to increasing ridership of public transit, especially for first time riders.

GOAL 7

REGIONAL TRANSPORTATION

CONTINUE TO WORK WITH APPROPRIATE GOVERNING BODIES TO CREATE A ROBUST REGIONAL TRANSPORTATION NETWORK.*

7.1

Actively work with VDOT, TJPDC, Albemarle County and the University of Virginia to develop a regional transportation network surrounding the City.*

7.2

Evaluate regional transportation network priorities surrounding the City in MPO plans.*

7.3

Actively work with the MPO to collect information regarding

regional travel patterns, such as origin destination data and bicycle counts to improve access to destinations within the City and region.*

7.4

Increase communication and cooperation among the City, County, institutes of higher education, interest groups, developers and the public to develop and enhance recreational and transportation trails to ensure consistency of bicycle and pedestrian facilities across City-County boundaries.*

7.5

Continue to work with the TJPDC, Albemarle County and VDOT on design solutions for Route 29, such as grade-separated interchanges and

parallel road networks that balance the needs of both local and regional traffic.

7.6

Encourage existing and new employment and business uses to support alternative travel modes by participating in the region's Rideshare and car/vanpooling programs.*

7.7

Work with regional partners and the Virginia Department of Rail and Public Transportation (DRPT) to examine future demand for and feasibility of additional AMTRAK rail service for Charlottesville and the Lynchburg corridor prior to the Roanoke Extension project.*



CAT bus and trolley loading at the Transit Center



*Goals and objectives are in accordance with the City of Charlottesville and Albemarle County Joint Vision and Goals.

GOAL 8

SUSTAINABLE TRANSPORTATION INFRASTRUCTURE

DEVELOP A SUSTAINABLE TRANSPORTATION INFRASTRUCTURE BY DESIGNING, CONSTRUCTING, INSTALLING, USING AND MAINTAINING THE CITY'S TRANSPORTATION ASSETS AND EQUIPMENT IN EFFICIENT, INNOVATIVE AND ENVIRONMENTALLY RESPONSIBLE WAYS.

8.1

Integrate best management practices into all aspects of the city's transportation and facility maintenance activities.

8.2

Develop policies and strategies, including collaboration with partnering organizations, to incorporate green infrastructure alternatives as an integral part of planning.

8.3

Develop strategies to assess the cost-effectiveness of using green infrastructure instead of traditional alternatives for specific projects and ensure that the multifunctional benefits of green infrastructure are considered in cost-benefit analyses.

8.4

Continue to perform regular maintenance on existing transportation-related equipment and facilities to maximize capital investment and minimize air, water and noise pollution.

8.5

Where feasible, use alternative energy sources to power equipment.

8.6

Develop a plan to replace City owned vehicles with more environmentally friendly vehicles.

GOAL 9

INFRASTRUCTURE FUNDING

IDENTIFY AND SEEK NEW SOURCES OF SUSTAINABLE FUNDING PROTOCOL AND MECHANISMS FOR THE MAINTENANCE OF EXISTING INFRASTRUCTURE AND FACILITIES AND FUTURE DEVELOPMENT OF THE TRANSPORTATION SYSTEM.

9.1

Identify additional funding sources for transportation improvements including grants, public/private partnerships and potential system operations revenues.

9.2

Create a regional advocacy group that brings all jurisdictions together to push for statewide changes in transportation funding and to lobby the General Assembly for additional funding/enabling authority to do so.

9.3

Coordinate the funding and development of transportation facilities with regional transportation and land use plans and with planned

public and private investments.*

9.4

Explore the possibility of establishing a Transportation District or impact fee service areas for road improvement projects and determine the feasibility of implementing them.

9.5

Make developers aware of new trail linkages needed and seek opportunities for private donations of trail easements and construction of trail enhancements such as bridges or interpretive signage.

9.6

Pursue funding through state and federal grant programs to support multimodal transportation planning and the integration of transportation and land use.




bioswale in Fifeville

APPENDIX

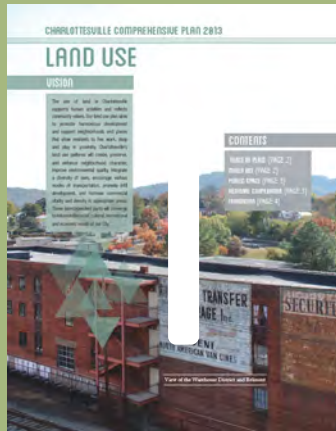
Additional reading for Transportation:

6: TRANSPORTATION

- Charlottesville Transportation Narrative 
- Bicycle & Pedestrian Master Plan 



COMPREHENSIVE PLAN 2013



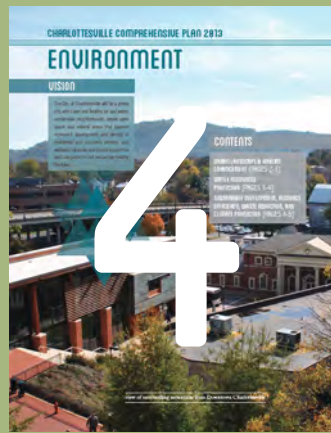
LAND USE



COMMUNITY FACILITIES



ECONOMIC SUSTAINABILITY



ENVIRONMENT



HOUSING



TRANSPORTATION



HISTORIC PRESERVATION & DESIGN



many plans
one COMMUNITY
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COMPREHENSIVE PLAN DESIGN

Madeleine Hawks

HISTORIC PRESERVATION & URBAN DESIGN

VISION

Urban design and historic preservation contribute to the character and quality of neighborhoods, and to the aesthetic value of the entire community. As a result, the City of Charlottesville will be a well-designed community with neighborhoods, buildings, and public spaces, including the Downtown Mall, that are human scaled, sustainable, healthy, equitable and beautiful.

Charlottesville will also seek to preserve its historic resources through education and collaboration to maintain the character of our neighborhoods' core historic fabric, our major routes of tourism and our public spaces.

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GOAL 1

URBAN DESIGN

CONTINUE CHARLOTTESVILLE'S HISTORY OF ARCHITECTURAL AND DESIGN EXCELLENCE BY MAINTAINING EXISTING TRADITIONAL DESIGN FEATURES WHILE ENCOURAGING CREATIVE, CONTEXT-SENSITIVE, CONTEMPORARY PLANNING AND DESIGN.

1.1

Emphasize the importance of public buildings, public spaces, and other public improvements as opportunities to promote a sense of place and a welcoming environment for residents and visitors.

1.2

Promote Charlottesville's diverse

architectural and cultural heritage by recognizing, respecting, and enhancing the distinct characteristics of each neighborhood.

1.3

Facilitate development of nodes of density and vitality in the City's Mixed Use Corridors, and encourage vitality, pedestrian movement, and visual interest throughout the City.

1.4

Develop pedestrian-friendly environments in Charlottesville that connect neighborhoods to community facilities, to commercial areas and employment centers, and that connect neighborhoods to each other, to

promote a healthier community.

1.5

Encourage community vitality and interaction through the incorporation of art in public spaces, neighborhoods, signage, and gateways.

1.6

Encourage the incorporation of meaningful public spaces, defined as being available to the general public, into urban design efforts.

1.7

Promote design excellence for public projects and installations at all scales.

GOAL 2

EDUCATION PROGRAMMING

EDUCATE PROPERTY OWNERS AND POTENTIAL PROPERTY OWNERS OF HISTORIC RESOURCES ABOUT THE SIGNIFICANCE OF THEIR PROPERTIES.*

2.1

Continue to improve the City's ongoing education program to notify property owners and potential property owners that their property is situated in a Historic Preservation & Architectural Design Control (ADC) District, or Historic Conservation (CV) District, or is designated as an Individually Protected Property (IPP).

2.2

Continue to support the Charlottesville Historic Resources Committee's efforts to promote understanding and appreciation of local historic resources.

2.3

Continue to interpret historic resources to the community through markers, publications, events, and other means.

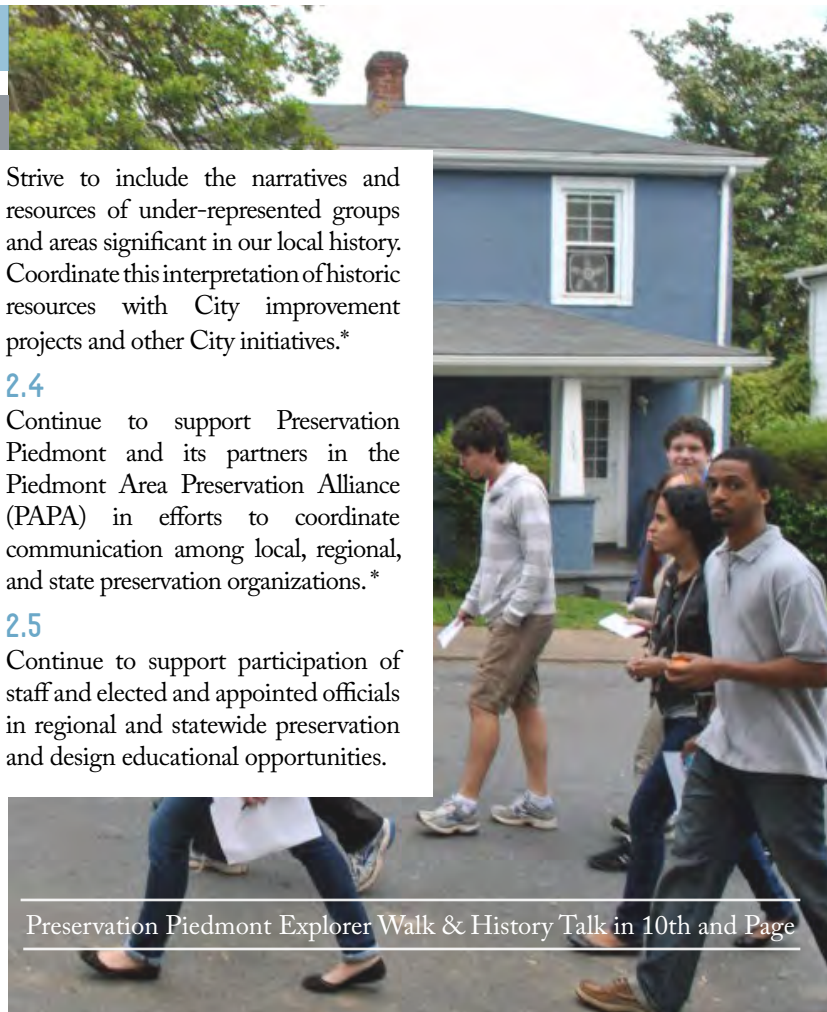
Strive to include the narratives and resources of under-represented groups and areas significant in our local history. Coordinate this interpretation of historic resources with City improvement projects and other City initiatives.*

2.4

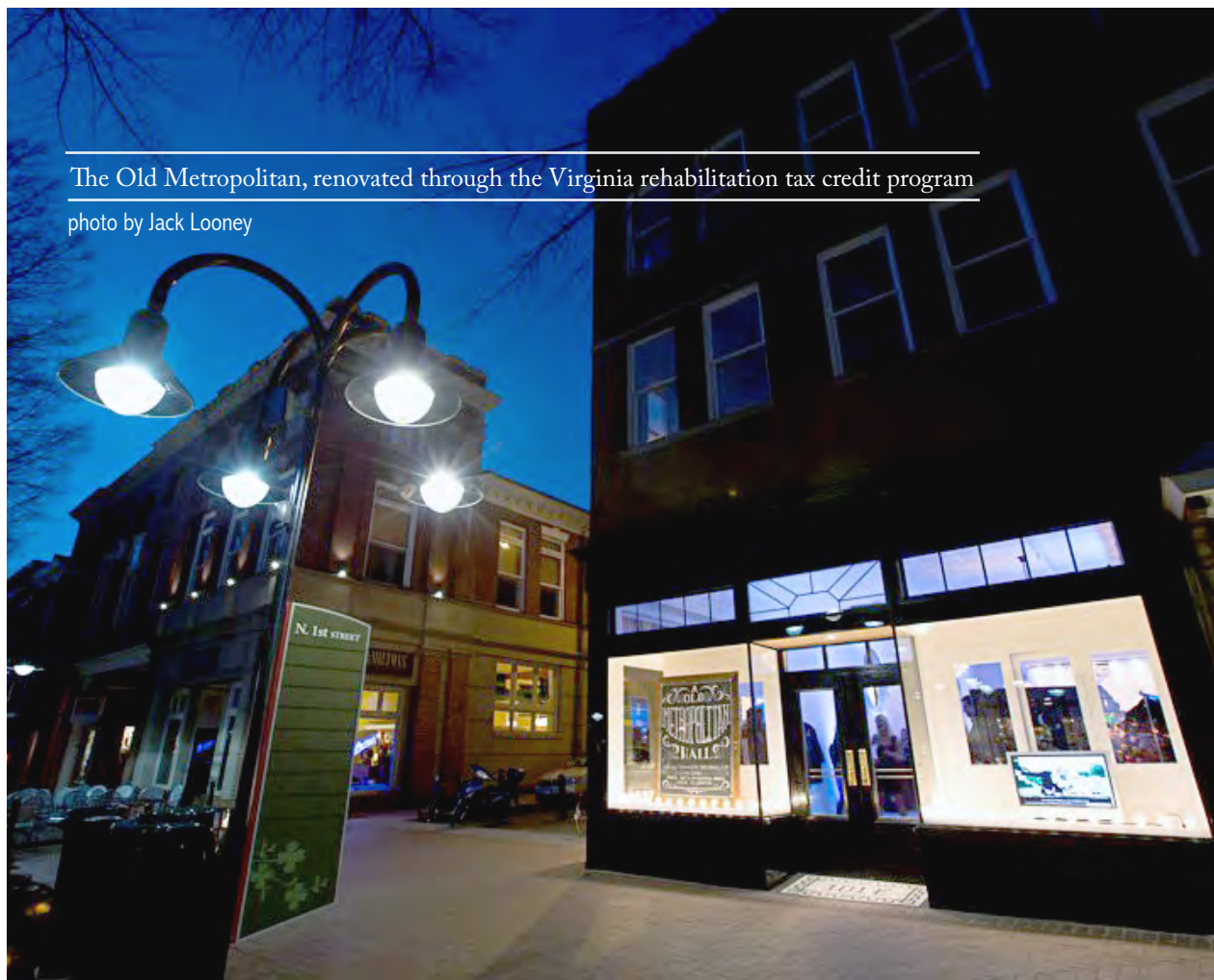
Continue to support Preservation Piedmont and its partners in the Piedmont Area Preservation Alliance (PAPA) in efforts to coordinate communication among local, regional, and state preservation organizations.*

2.5

Continue to support participation of staff and elected and appointed officials in regional and statewide preservation and design educational opportunities.



Preservation Piedmont Explorer Walk & History Talk in 10th and Page



The Old Metropolitan, renovated through the Virginia rehabilitation tax credit program

photo by Jack Looney

GOAL 3

INCENTIVES & TOOLS

CONTINUE TO IDENTIFY AND MAKE AVAILABLE INCENTIVES TO ENCOURAGE HISTORIC PRESERVATION.

3.1

Continue to disseminate information to property owners regarding federal and state rehabilitation tax incentives, including Virginia's rehabilitation tax credit program.*

3.2

Pursue National Register and Virginia Landmarks Register status for all future local historic districts.*

3.3

Continue the Planning Commission's and Board of Architectural Review's annual awards that may include recognition of exceptional Entrance Corridor designs and

the best examples of preservation and design in the community, especially in ADC Districts.

3.4

Provide technical assistance to property owners and/or provide referrals to other sources of information regarding architectural, historical or financial questions.

GOAL 4

RESOURCE INVENTORY

SYSTEMATICALLY INVENTORY AND EVALUATE ALL HISTORIC RESOURCES IN THE CITY, AND DEVELOP CONTEXT NARRATIVES THAT PROVIDE THE HISTORICAL AND ARCHITECTURAL BASIS FOR EVALUATING THEIR SIGNIFICANCE AND INTEGRITY.

4.1

Work with the following neighborhoods to develop interest and participation in documentation of neighborhood buildings and history through architectural and

historic surveys: 10th & Page, Starr Hill, and North Belmont.

4.2

Continue to identify and survey additional significant individual properties located outside historic districts. In addition to historic buildings, consider significant buildings from the recent past (less than 50 years old), structures such as sculptures, landscapes such as public spaces and cemeteries, and archaeological sites.

4.3

Encourage developers contemplating

land-disturbing activities in areas likely to reveal knowledge about our past to undertake archaeological studies prior to development. Help identify financial incentives or funding sources for such studies.

4.4

Conduct additional survey work as needed to reevaluate existing ADC district boundaries.

4.5

Survey and evaluate all City-owned property, including schools and parks, for historic and design significance and integrity.

GOAL 5

NEIGHBORHOOD CONSERVATION

PROTECT AND ENHANCE THE EXISTING CHARACTER, STABILITY, AND SCALE OF THE CITY'S OLDER NEIGHBORHOODS.*

5.1

Monitor the effectiveness of the Conservation District as an alternative, more flexible type of local historic district in designated neighborhoods. Monitoring techniques may include resident surveys and tracking demolition permits.

5.2

Recognize and respect cultural values and human resources, as well as built resources within the City's older neighborhoods.

5.3

Identify opportunities to increase intensity of use and flexibility of design in targeted areas to allow for

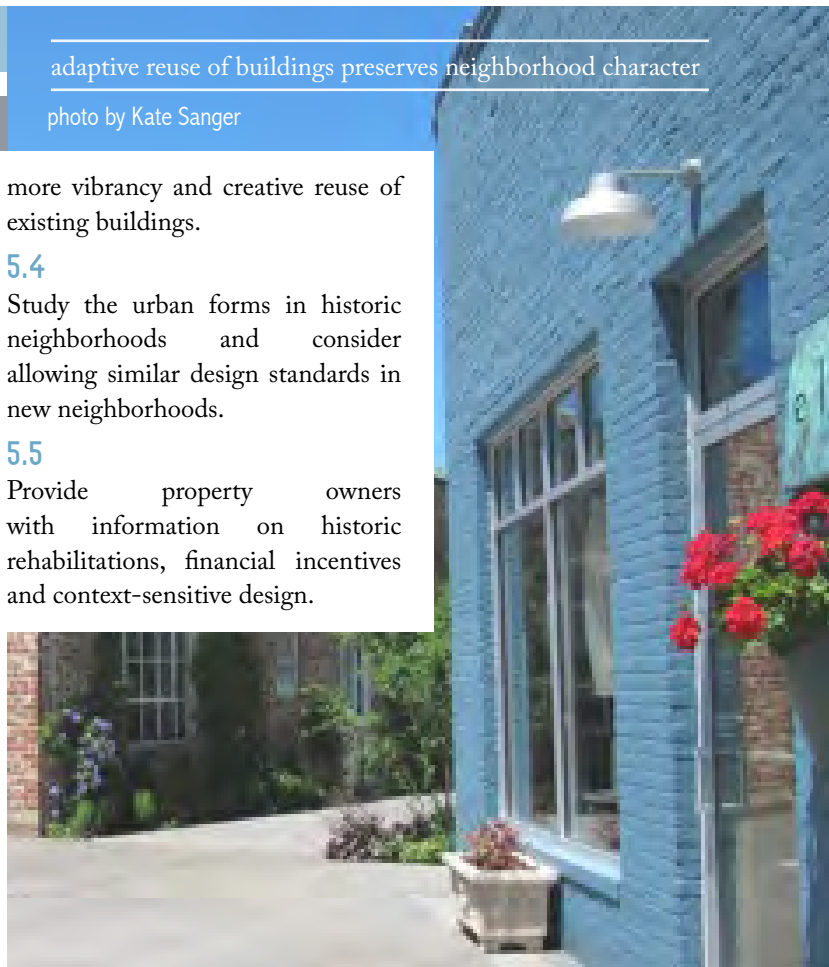
more vibrancy and creative reuse of existing buildings.

5.4

Study the urban forms in historic neighborhoods and consider allowing similar design standards in new neighborhoods.

5.5

Provide property owners with information on historic rehabilitations, financial incentives and context-sensitive design.



adaptive reuse of buildings preserves neighborhood character

photo by Kate Sanger

GOAL 6

RESOURCE PROTECTIONS

PROVIDE EFFECTIVE PROTECTION TO THE CITY OF CHARLOTTESVILLE'S HISTORIC RESOURCES.*

6.1

As requested by specific neighborhoods or when otherwise appropriate, consider additional neighborhoods or areas for designation as local historic districts (either Architectural Design Control Districts or Historic Conservation Districts) based on architectural and historic survey results.*

6.2

On a regular basis, consider additional properties outside existing

ADC Districts for designation as Individually Protected Properties, based on architectural and historic survey results.

6.3

Consider including resources from the more recent past (less than 50 years old) as Individually Protected Properties, especially those of significant architectural value and those that are becoming rare surviving examples of their type or period of construction.

6.4

Consider amending the existing ordinance to address protection of archaeological resources.

6.5

Designate Maplewood, Oakwood, and Daughters of Zion Cemeteries as ADC districts to ensure their protection and maintenance.

6.6

Continue to protect the environs of our World Heritage Site, the Lawn of the University of Virginia.*

6.7

Consider portions of the Woolen Mills neighborhood for Historic Conservation District designation.



Oakwood Cemetery, one of three public, historic cemeteries

GOAL 7

COMPREHENSIVE APPROACH

COORDINATE THE ACTIONS OF GOVERNMENT, THE PRIVATE SECTOR, AND NONPROFIT ORGANIZATIONS TO ACHIEVE PRESERVATION AND URBAN DESIGN GOALS.

7.1

Facilitate periodic meetings with Board of Architectural Review (BAR), City Council, Entrance Corridor Review Board (ERB) and the PLACE (Placemaking, Livability, and Community Engagement) Design Task Force to ensure an excellent and consistent design vision for the City.*

7.2

Consider the effects of decisions on historic resources by all public decision-making bodies.

7.3

Evaluate transportation decisions for their effects on historic districts, such as the Ridge Street District, and on Individually Protected Properties.

7.4

Evaluate zoning map districts and amendments to the zoning map, including PUD's, for their consistency with preservation goals, and impacts on the historic character of City neighborhoods. Provide property owners with information on historic rehabilitations, financial incentives and context-sensitive design.

7.5

Review the historic preservation plan, historic district ordinance, entrance corridor ordinance and design guidelines every five years to ensure that goals for preservation and compatible new construction are being addressed.

7.6

Encourage sustainable and green building designs as complementary goals to historic preservation.

7.7

Coordinate with other City programs, such as affordable housing initiatives, to encourage preservation and rehabilitation of historic resources, including low income housing more than 50 years old.

7.8

Coordinate with the Public Works and Parks Departments regarding maintenance and construction that would affect historic features of the City's neighborhoods. Where possible, maintain and repair granite curbs, retaining walls, distinctive paving patterns and other features instead of replacing them.

7.9

Adopt a policy of applying the Secretary of the Interior Standards

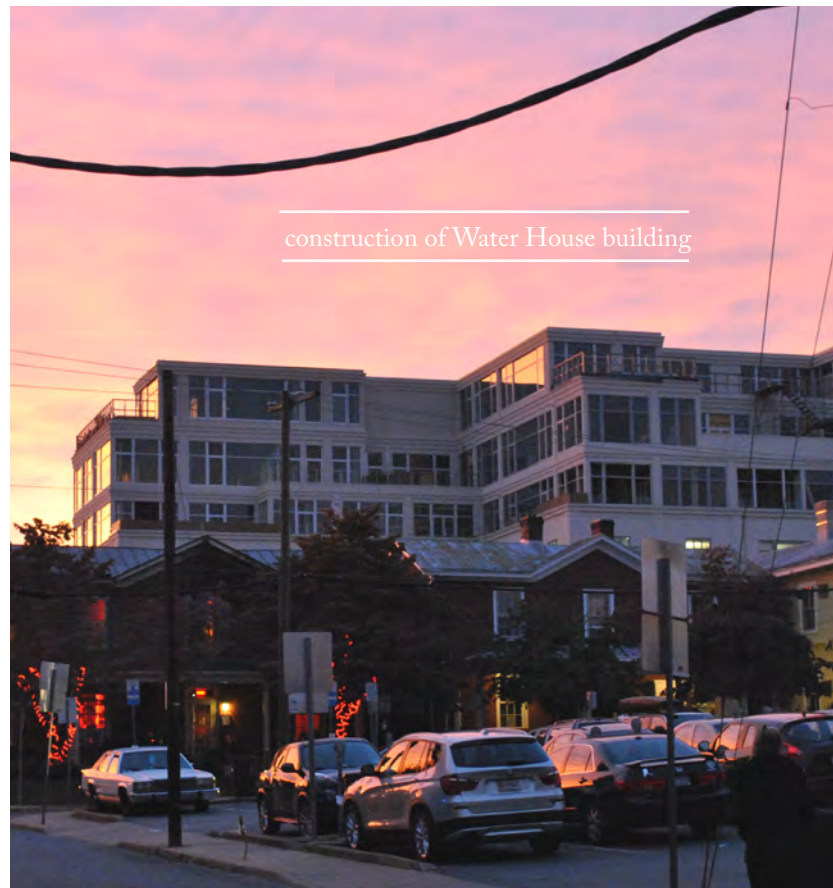
for Historic Rehabilitation for all City-owned property more than 50 years old, and apply appropriate preservation technologies in all additions and alterations, while also pursuing sustainable and energy conservation goals.

7.10

Investigate the feasibility of protecting an unobstructed sightline, as shown on the attached map, between World Heritage Sites Monticello, located in Albemarle County, and the Lawn at the University of Virginia.*

7.11

Encourage retaining and replenishing shade trees, particularly large trees where possible, in all neighborhoods as we strive to make the City more walkable.



*Goals and objectives are in accordance with the City of Charlottesville and Albemarle County Joint Vision and Goals.

GOAL 8

ENTRANCE CORRIDORS

ENSURE QUALITY OF DEVELOPMENT IN THE CITY'S DESIGNATED ENTRANCE CORRIDOR OVERLAY DISTRICTS COMPATIBLE WITH THE CITY'S HISTORIC, ARCHITECTURAL, AND CULTURAL RESOURCES.

8.1

Emphasize placemaking elements and examine opportunities to create destinations.*

8.2

Encourage site designs that consider building arrangements, uses, natural features, and landscaping that contribute to a sense of place and character that is unique to Charlottesville.*

8.3

Ensure that new development, including franchise development, complements the City's character and respects those qualities that distinguish the City's built environment.

8.4

Use street trees, landscaping, and pedestrian routes to provide shade, enclosure, and accessibility in streetscapes.*

8.5

Protect and enhance access routes to our community's World Heritage Sites, the University of Virginia and Monticello, to recognize their significance as cultural and economic

assets of the local heritage industry.*

8.6

Consider the designation of additional streets, such as Ridge-McIntire, East Market Street, and Meade Avenue, as Entrance Corridor districts.

8.7

When appropriate, coordinate the City's Entrance Corridor Design Guidelines with Albemarle County's Design Guidelines. Encourage continuity of land use, design, and pedestrian orientation between contiguous corridors in the City and County.*

GOAL 9

SUSTAINABLE REUSE

CAPTURE THE EMBODIED ENERGY OF EXISTING BUILDINGS BY ENCOURAGING THE ADAPTIVE RE-USE AND MORE EFFICIENT USE OF EXISTING STRUCTURES.

9.1

Develop an inventory of underutilized properties within City limits and develop strategies (such as rezoning, rehabilitation, and development incentives) that will move these properties back into productive uses that will support increased commercial or residential uses.

9.2

Collaborate with local organizations to steward the movement of underutilized properties back into productive and sustainable uses. As appropriate, create policy and financial incentives to encourage this process.

9.3

Encourage adaptive re-use of historic buildings as a strategy for historic preservation.

9.4

Support the rehabilitation of low income owner-occupied housing for energy efficiency and preservation of neighborhood character.





Young Building sustainably reused for a new purpose



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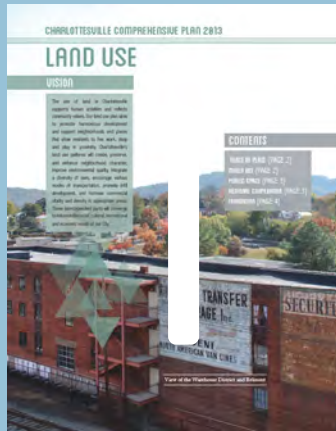
Additional reading for Historic Preservation & Urban Design:

7: URBAN DESIGN & HISTORIC PRESERVATION

- Urban Design and Historic Preservation Narrative 
- City of Charlottesville Visible from Monticello 



COMPREHENSIVE PLAN 2013



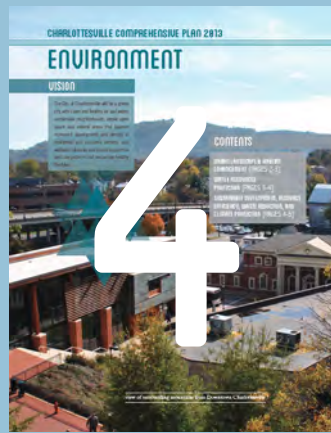
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